Karen Johnson Davidson County
Batch# 957981 DEEDQC
01/05/2023 09:14:57 AM 16 pgs
Fees: $83.00 Taxes: $370.00
20230105-0000833

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Joseph P. Agree and Mark A. Johnson 6005 Charlotte Pike Nashville, TN 37209	Same	091-13-0-337.00

W I T N E S S E T H:

WHEREAS, Luther James Furlough died intestate on September 24, 1999;

WHEREAS, Malcolm Furlough, as heir-at-law to Luther J. Furlough, conveyed certain real property located in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "Subject Property") to Joseph P. Agee and Mark A. Johnson, as tenants-in-common with rights of survivorship (collectively, "Grantees"), by Special Warranty Deed dated July 12, 2019, of record as Instrument No. 20190726-0073663, in the Register's Office of Davidson County, Tennessee;

WHEREAS, as evidenced by that certain Affidavit of Heirship dated October 1, 2021, of record as Instrument No. 20211012-0136791, said Register's Office, Malcolm Furlough is not the only heir-at-law of said Luther J. Furlough;

WHEREAS, all of the heirs-at-law of said Luther James Furlough did not participate in the conveyance of the Subject Property to Grantees;

WHEREAS, Essie Furlough died intestate on January 5, 1998;

WHEREAS, that certain Affidavit of Heirship dated October 1, 2021, of record as Instrument No. 20211012-0136790, said Register's Office, lists the only heirs-at-law of said Essie Furlough;

WHEREAS, the heirs-at-law of Essie Furlough did not participate in the conveyance of the Subject Property to Grantees; and

WHEREAS, Grantors and Grantees now wish to resolve the title issues surrounding the missing heirs-at-law of said Luther James Furlough and Essie Furlough with this Quitclaim Deed.

NOW, THEREFORE, in consideration of $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JUDY FURLOUGH, MICHELLE DAVIS, RICHARD FURLOUGH, GLADYS M. FURLOUGH, CHRISTOPHER T. FURLOUGH, TERRY L. FURLOUGH, REGINA CAMPBELL, LORA CAMPBELL, SHERRY CAMPBELL, HURLEY JAMES CAMPBELL AND GARY WAYNE CAMPBELL (collectively, "Grantor"), by these presents, transfer and convey unto Grantees, JOSEPH P. AGEE AND MARK A. JOHNSON, their heirs, successors and assigns, their respective interests in and to the Subject Property.

The Subject Property is improved property known as 6004 Lenox Avenue, Nashville, Tennessee 37209. The Subject Property is conveyed to Grantees, their heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantors transfer the Subject Property to Grantees on an "as-is, where-is" basis. The Subject Property is not the primary residence of any Grantor.

<Signature and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, the undersigned have set their signatures to be effective as of the last date hereto.

GRANTOR:

Judy C. Furlough
JUDY SHEPHARD FURLOUGH

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, Nanette Hoover, a Notary Public of said County and State, personally appeared JUDY SHEPHERD FURLOUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Fairview, Tennessee, this 10th day of January, 2022.

Nanette Hoover
Notary Public

My Commission Expires: 9/25/2024

Nanette Hoover
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Michelle Davis
MICHELLE FURLOUGH DAVIS

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Nanette Hoover, a Notary Public of said County and State, personally appeared MICHELLE FURLOUGH DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Gallatin, Tennessee, this 11th day of January, 2022.

Nanette Hoover
Notary Public

My Commission Expires: 9/25/2024

Nancy Palmer
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RICHARD FURLOUGH

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, Nanette Hoover, a Notary Public of said County and State, personally appeared RICHARD FURLOUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Fairview, Tennessee, this 10th day of January, 2022.

Nanette Hoover
Notary Public

Name: Nanette Hoover

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9/25/2024

Gary W. Campbell
GARY WAYNE CAMPBELL

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, Jessica Demidio, a Notary Public of said County and State, personally appeared GARY WAYNE CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Ashland City, Tennessee, this 19th day of December, 20 22

Notary Public

My Commission Expires: 7-17-2024

J DEMIDIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

HURLEY JAMES CAMPBELL

STATE OF TENNESSEE)

COUNTY OF Cheatham)

Before me, Jessica Demidio, a Notary Public of said County and State, personally appeared HURLEY JAMES CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

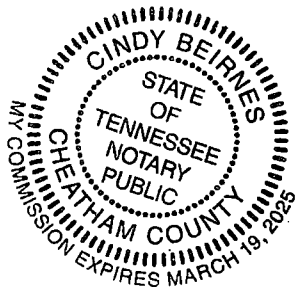
Witness my hand and seal, at Office in Ashland City, Tennessee, this 19th day of December, 2022

Notary Public

My Commission Expires: 7-17-2024

J DEMIDIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Regina Campbell
REGINA CAMPBELL



STATE OF TENNESSEE)

COUNTY OF Cheatham)

Before me, Cindy Beirnes, a Notary Public of said County and State, personally appeared REGINA CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Pegram, Tennessee, this 15 day of Dec., 2022

Cindy Beirnes
Notary Public

My Commission Expires: 03-19-2025

Lora Campbell
LORA CAMPBELL

STATE OF TENNESSEE)

COUNTY OF Cheatham)

Before me, Lora Gibbs, a Notary Public of said County and State, personally appeared LORA CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Ashland City Tennessee, this 9 day of December, 20__.

Kylie Showalter
Notary Public

My Commission Expires: 9-17-23

CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KYLIE SHOWALTER

Sherry Campbell
SHERRY CAMPBELL

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, Sherry Campbell, a Notary Public of said County and State, personally appeared SHERRY CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Ashland City, Tennessee, this 9 day of December, 2020.

Kylie Showalter
Notary Public

My Commission Expires: 9-17-23

KYLIE SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Gladys M. Furlough
GLADYS M. FURLOUGH

CAROL MILLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersign, a Notary Public of said County and State, personally appeared GLADYS M. FURLOUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3 day of November, 2022.

Carol Mills
Notary Public

My Commission Expires: 9-8-2025

CHRISTOPHER T. FURLOUGH

STATE OF Washington)

COUNTY OF Clark)

Before me, Elizabeth M.A. Callander a Notary Public of said County and State, personally appeared CHRISTOPHER T. FURLOUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Vancouver, WA 98686, this 20th day of December, 2022.

Elizabeth M.A. Callander
Notary Public

My Commission Expires: October 1, 2023

ELIZABETH M A CALLANDER
Commission Expires
October 1, 2023
NOTARY
PUBLIC
LICENSE # 96088
STATE OF WASHINGTON

Terry L. Furlough

TERRY L. FURLOUGH

CAROL MILLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the Undersigned, a Notary Public of said County and State, personally appeared TERRY L. FURLOUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3 day of November, 2022

Carol Mills

Notary Public

My Commission Expires: 9-8-2025

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D), the actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Thousand and 00/100 Dollars ($300,000.00).

Transfer taxes based on $200,000.00 were paid on Special Warranty Deed of record as Instrument No. 20190726-0073663, said Register's Office.

AFFIANT

Sworn to and subscribed before me, this 4 day of January, 2023.

Notary Public

My Commission Expires: 10/21/25

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

EXHIBIT A

THE PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 9 in Cowden Subdivision, Section IV, not of record, and being further described as follows:

BEGINNING on a stake in the North boundary line of Lenox Avenue and running North 10 deg. 4' West 175 feet to a stake; thence South 72 deg. 16' West 21.7 feet to a stake; thence South 70 deg. 41' West 27.8 feet to a stake; thence South 9 deg East 159.5 feet to a stake in the North boundary line Lenox Avenue; thence with this boundary line North 85 deg East 53.8 feet to the beginning.

BEING the same property conveyed to LUTHER FURLOUGH AND WIFE, ESSIE FURLOUGH, by installment deed from JOHN B. COWDEN, TRUSTEE, by deed of record in Book 1810, Page 530, dated March 18, 1950, said Register's Office. LUTHER FURLOUGH AND ESSIE FURLOUGH have since been divorced by Final Decree of record in Docket No. 20578, in the Circuit Court for Davidson County, Tennessee.

ESSIE FURLOUGH died intestate on or about January 5, 1998, leaving her spouse, LUBBY LOYD CURTIS and children, THOMAS W. FURLOUGH, LUTHER RAY FURLOUGH, MALCOLM FURLOUGH, VIRGINIA LORENE FURLOUGH CAMPBELL, LUBBY LOYD CURTIS, JR. AND GARY MITCHELL CURTIS as her only heirs-at-law. LUBBY LOYD CURTIS died intestate on or about December 7, 2005 leaving LUBBY LOYD CURTIS JR. AND GARY MITCHELL CURTIS as his only heirs-at-law. VIRGINIA LORENE FURLOUGH CAMPBELL died intestate on or about March 30, 2014, leaving GARY WAYNE CAMPBELL, HURLEY JAMES CAMPBELL, REGINA CAMPBELL, LORA CAMPBELL AND SHERRY CAMPBELL as her only heirs-at-law. THOMAS W. FURLOUGH died intestate on or about April 28, 2014, leaving GLADYS M. FURLOUGH, CHRISTOPHER T. FURLOUGH and TERRY L. FURLOUGH as his only heirs-at-law. GARY MITCHELL CURTIS died intestate on or about November 7, 2016, leaving MALCOLM FURLOUGH, LUTHER RAY FURLOUGH, GARY WAYNE CAMPBELL, HURLEY JAMES CAMPBELL, REGINA CAMPBELL, LORA CAMPBELL, SHERRY CAMPBELL, LUBBY LOYD CURTIS, JR., CHRISTOPHER T. FURLOUGH and TERRY L. FURLOUGH as his only heirs-at-law. LUBBY LOYD CURTIS JR. died intestate on or about September 10, 2018, leaving MALCOLM FURLOUGH, LUTHER RAY FURLOUGH, GARY WAYNE CAMPBELL, HURLEY JAMES CAMPBELL, REGINA CAMPBELL, LORA CAMPBELL, SHERRY CAMPBELL, CHRISTOPHER T. FURLOUGH and TERRY L. FURLOUGH as his only heirs-at-law. LUTHER RAY FURLOUGH died intestate on or about June 11, 2019, leaving JUDY SHEPHARD FURLOUGH, MICHELLE FURLOUGH DAVIS, RICHARD FURLOUGH, RICHARD RAY FURLOUGH, RONNIE LEE FURLOUGH AND SHARON RENE FURLOUGH as his only heirs-at-law. RICHARD RAY FURLOUGH, RONNIE LEE FURLOUGH AND SHARON RENE FURLOUGH were adopted by Thomas Elmore Page and Dorothy Foster Page prior to

LUTHER RAY FURLOUGH'S demise. For further reference see Affidavit of Heirship of record in Instrument No. 20211012-0136790, said Register's Office.

LUTHER JAMES FURLOUGH died intestate on or about September 24, 1999, leaving LUTHER RAY FURLOUGH, MALCOLM FURLOUGH AND VIRGINIA LORENE FURLOUGH CAMPBELL as his only heirs-at-law. VIRGINIA LORENE FURLOUGH CAMPBELL died intestate on or about March 30, 2014, leaving GARY WAYNE CAMPBELL, HURLEY JAMES CAMPBELL, REGINA CAMPBELL, LORA CAMPBELL AND SHERRY CAMPBELL as her only heirs-at-law. LUTHER RAY FURLOUGH died intestate on or about June 11, 2019, leaving JUDY SHEPHARD FURLOUGH, MICHELLE FURLOUGH DAVIS, RICHARD FURLOUGH, RICHARD RAY FURLOUGH, RONNIE LEE FURLOUGH AND SHARON RENE FURLOUGH as his only heirs-at-law. RICHARD RAY FURLOUGH, RONNIE LEE FURLOUGH AND SHARON RENE FURLOUGH were adopted by Thomas Elmore Page and Dorothy Foster Page prior to LUTHER RAY FURLOUGH'S demise. For further reference see Affidavit of Heirship of record in Instrument No. 20211012-0136791, said Register's Office.

MALCOLM FURLOUGH, HEIR AT LAW TO LUTHER J. FURLOUGH, DECEASED has since conveyed his interest in said property to JOSEPH P. AGEE AND MARK A. JOHNSON, AS TENANTS-IN-COMMON WITH RIGHTS OF SURVIVORSHIP by deed of record in Instrument No. 20190726-0073663, dated July 12, 2019, said Register's Office.