Karen Johnson Davidson County
Batch# 1073193 DEEDQC
11/17/2023 12:48:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231117-0089829

PROPERTY TAX INFORMATION:
OWNER: Tsvi David Furst & Judith Furst Trust
10803 SE 25th Pl.
Bellevue, WA 98004

THIS INSTRUMENT PREPARED BY:
Jack E. Gritton, II
752 S. Church St.
Murfreesboro, TN 37130
From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

SEND TAX BILLS TO: same

Map/ Parcel: 16514011100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **Judith Furst, a married person,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **Tsvi David Furst and Judith Furst, trustee of Tsvi David Furst and Judith Furst Trust, U/A/D May 2, 2018, and as amended and restated in its entirety on July 26, 2023,** its interests and assigns, forever, all of her interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

Being all of Lot No. 104, Peppertree Forest, Phase 2, Section 12, according to plat appearing of record in Plat Book 8250, page 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said location and description.

Being the same property conveyed to Judith Furst, a married person by Warranty Deed from Bonnie Larkin-Wildes, an unmarried woman dated March 4, 2019 and of record in Instrument No. 20190307-0020960 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 29 day of September, 2023.

Judith Furst

STATE OF ~~TENNESSEE~~ WASHINGTON)
~~RUTHERFORD~~ KING COUNTY) ss.

On this 29th day of September, 2023, before me personally appeared Judith Furst to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, at Office, this 29th day of September, 2023.

NOTARY

My Commission Expires: 06/09/2024.

JOYCE SHIH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-09-24 20110805

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, on this 29th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 06/09/2024

JOYCE SHIH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-09-24 20110805

CERTIFICATE OF TRUST

STATE OF WASHINGTON)
) **ss**
County of KING)

The undersigned Trustee(s) hereby certifies the following:

1. This Certificate of Trust relates to the **TSVI DAVID FURST AND JUDITH FURST TRUST DATED MAY 2, 2018 AS AMENDED AND RESTATED IN ITS ENTIRETY JULY 26, 2023** (the "Trust") created by trust agreement (the "Trust Agreement") executed by **TSVI DAVID FURST and JUDITH FURST.**

2. The name of the Grantor is **TSVI DAVID FURST and JUDITH FURST.**

3. The name of the original trustee is **TSVI DAVID FURST and JUDITH FURST.**

4. The name of the trust or the titling of the trust property:

   a. **TSVI DAVID FURST AND JUDITH FURST TRUST DATED MAY 2, 2018**

   b. **TSVI DAVID FURST and JUDITH FURST,** trustee, or successor trustee(s) of the **TSVI DAVID FURST AND JUDITH FURST TRUST DATED MAY 2, 2018**

5. The name of each trustee empowered to act under the Trust Agreement at the time of the execution of this Certificate of Trust is:

   Primary: **TSVI DAVID FURST and JUDITH FURST**
   10803 SE 25th Pl.
   Bellevue, WA 98004

   Successor: The Surviving spouse, **TSVI DAVID FURST** or **JUDITH FURST**

   Alternate Successor: **RON MALC**

   Alternate Successor II: **EPHRAIM MALC and ESZTER MALC**

   Except as otherwise provided herein, all appointed co-Trustees shall act together and exercise all powers and duties in concert and unanimously. This provision shall not apply so long as the Grantors are acting as Trustee. The Grantors while acting as Trustee may act alone and exercise all powers and duties independently.

6. The trustee(s) shall have all the rights, powers and duties given by law on the date hereof under the laws of the State of Washington (which laws are hereby incorporated herein by this reference) and all further and broader rights and powers which may hereafter be given to trustee(s) generally under any subsequent laws.

7. The trustee(s) are authorized by the Trust Agreement to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert or allot the trust property, including real and personal property, and to sell upon deferred payments, except as limited by the following (if none, so indicate): NONE

8. The undersigned conveyed to the Trust the following described real estate:

Property Address:	10803 SE 25th Pl., Bellevue, WA 98004
Parcel Number:	064400-0102-09
Legal Description:	West 68.75 feet of Lots 1 and 2, as measured along the South line of said lots, Block 2, Bel-Forest Addition, according to the plat thereof, recorded in Volume 46 of Plats, Page 73 in King County, Washington. Situate in the County of King, State of Washington.
Property Address:	8115 York Beach PL, Arlington, TX 76002
Legal Description:	Lot 22, Block 13, Harris Ridge Phase 2, an Addition to the city of Arlington, Tarrant County, Texas, according to the Plat thereof as recorded in Cabinet A, Slide 10484, of the Plat Records, Tarrant County, Texas
Property Address:	4924 Deerhaven Dr., Antioch, TN 37013
Parcel Number:	165 14 0 111.00
Abbr. Legal Description:	LOT 104 PEPPERTREE FOREST SECT 12
Property Address:	117 Collinwood Drive, Tullahoma, TN 37388
Parcel Number:	032.00
Abbr. Legal Description:	COLLINWOOD COURT; Plat Book: 910B; Lot: 9
Property Address:	138 Roller Court, Platte City, MO 64079
Parcel Number:	13-7.0-26-200-001-088.000
Property Address:	140 Roller Court, Platte City, MO 64079
Parcel Number:	13-7.0-26-200-001-088.000
Property Address:	418 Sunflower Dr., Raymore, MO 64083
Parcel Number:	04-02-09-400-000-001.010
Property Address:	1317 S. Huntington Dr., Greenwood, MO 64034
Parcel Number:	70-740-11-09-00-0-00-000

Legal Description: Lot 245, Willow Park 4th Plat, a Subdivision in Greenwood, Jackson County, Missouri

9. The Grantors declare this Trust to be revocable during their lifetime, and they reserve the right during their lifetime to amend, modify or revoke this Trust, in whole or in part.

10. The Trust Agreement has not been revoked.

11. The undersigned hereby represents that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustee to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot or sell upon deferred payments trust property, including real and personal property. This trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect. This trust is being signed by all the currently acting trustees of the trust.

TSVI DAVID FURST

JUDITH FURST

Subscribed and sworn to before me this **26th day of July, 2023.**

NOTARY PUBLIC in and for the State of Washington, residing in Black Diamond.

My Commission Expires: 01-10-27

KEVIN J. COPP NOTARY PUBLIC LIC. No. 90031 COMMISSION EXPIRES 01-10-2027 STATE OF WASHINGTON

THIS DOCUMENT WAS DRAFTED BY
KEVIN J. COPP, ATTORNEY AT LAW
12505 BEL RED ROAD, SUITE 103
BELLEVUE, WA 98005

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 09/29/2023. (Date of Document)

Affiant Signature

Date: 11/17/2023

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 17th day of November, 2023

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/2026

