This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1162877 DEEDQC
07/26/2024 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240726-0056744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 26 day of July, 2024.

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Kevin Furness Jr. 925 Townview Place Nashville, Tennessee 37217	Kevin Furness Jr. 925 Townview Place Nashville, Tennessee 37217	**149-04-0A-017.00CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Joseph Furness** and **Holly Marie Clem** ("Grantors") do hereby quitclaim and convey unto **Kevin Furness Jr., unmarried** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Town View, of record in Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from MELODY FURNESS, UNMARRIED by Warranty Deed recorded July 10, 2012 of record at 20120710-0060486 in the Register's Office for Maury County, Tennessee.

Melody Furness, having since passed on June 12, 2024, is survived by Kevin Furness Jr., Holly Marie Clem, and Joseph Furness, being the only heirs at law of Melody Furness (the deceased) pursuant to the certain Affidavits of Heirship, dated July 16, 2024 and recorded on July 16, 2024 at Instrument No. 20240716-0053603 and Instrument No. 20240717-0053650 Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **925 Townview Place Nashville, Tennessee 37217**

IN WITNESS WHEREOF, Grantor has executed this instrument on 1/18/24

GRANTOR:

Holly Marie Clem

STATE OF Indiana

COUNTY OF Floyd

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Holly Clem** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on July 18, 2024

KRISTA RENEE SAPP
SEAL
NOTARY PUBLIC
Commission Number NP0657110
My Commission Expires Aug 19, 2030
FLOYD COUNTY
STATE OF INDIANA

Krista Renee Sapp
Notary Public
My Commission Expires: 08/19/2030

IN WITNESS WHEREOF, Grantor has executed this instrument on 7-18-24

GRANTOR:

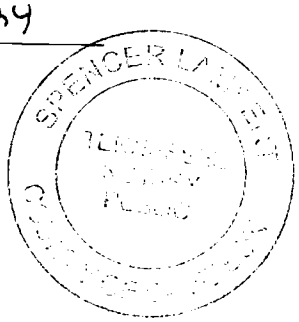
Joseph Furness
Joseph Furness

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, Joseph Furness with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on 7-18-24



Notary Public
My Commission Expires: 11-6-24

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-18-24

Barry Lambert
Affiant Signature

7-18-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 7-18-24

Notary Signature

My commission expires: 11-6-24

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON