HOLLINGSHEAD
TITLE & ESCROW

1720 WEST END AVENUE #403
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217012 DEEDWARR
12/16/2024 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,333.85
20241216-0097577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,500.00.

Nichole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/23/28
(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1385-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tule River Homebuyer Earned Equity Agency	Tule River Homebuyer Earned Equity Agency	162-08-0-049.00
(NAME) 10885 S State Street	(NAME) 10885 S State Street	
(ADDRESS) Sandy, UT 84070	(ADDRESS) Sandy, UT 84070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty Thousand Five Hundred And No/100 Dollars ($360,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HARRY FURKINS, HEIR AND BENEFICIARY OF JEREMY WAYNE FURKINS, AND MYLINDA MCKAY, ADMINISTRATOR OF THE ESTATE OF JEREMY WAYNE FURKINS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TULE RIVER HOMEBUYER EARNED EQUITY AGENCY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Antioch Park, Section 1 of record in Plat Book 3600, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Wayne Furkins, unmarried by Warranty Deed from Richard Livingston, an unmarried man of record in Instrument No. 20060926-0119154 Register's Office for Davidson County, Tennessee, dated September 20, 2006 and recorded on September 26, 2006.

Said Jeremy Wayne Furkins having died on June 16, 2024, leaving said property vested in his heir Harry Furkins, see Docket No. 24P1597, Circuit Court of Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 36 Benzing Rd, Antioch, TN 37013

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of December, 2024.

Heir and Beneficiaries of Jeremy Wayne Furkins

Harry Furkins

Estate of Jeremy Wayne Furkins

Mylinda McKay, Administrator

State of Tennessee
County of Davidson

On this 12th day of December, 2024, before me personally appeared Harry Furkins, 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 (or person's) free act and deed.

Witness my hand, at office, this 12th day of December, 2024.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 12th day of December, 2024, before me personally appeared Mylinda McKay, Administrator of the Estate of Jeremy Wayne Furkins, 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 (or person's) free act and deed.

Witness my hand, at office, this 12th day of December, 2024.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12.16.2024.

Kimberly Hollingshead, Esq.

December 16, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2024.

Notary Signature

My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON