WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260393 DEEDWARR
04/16/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250416-0028907

W-EXP-25-2717

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford SC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.19.27
(AFFIX SEAL)

SARAH CARTER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sparrow Investments LLC	**NEW OWNER**	
(NAME)	(NAME)	**083-15-0-104.00**
2911 Bluestem Lane		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM C. FURKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPARROW INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 121 on the Plan of Fortland Park, Section Two, as of record in Plat Book 2900, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lot fronts 80 feet on the East side of Noonan Drive and runs back 153.6 feet on the Northerly line and 153.2 feet more or less on the Southerly line to dead line in the rear on which it measures 68.65 feet.

Being the same property conveyed to William C. Furkins, married by Warranty Deed from Rodger Neil Crain and wife, Peggy Jill St. John Crain of record in Book 10640, page 599, Register's Office for Davidson County, Tennessee, dated September 23, 1997 and recorded on October 09, 1997.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 40, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 445, Book 2963, Page 612 and Book 3431, Page 127, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2717 Noonan Dr, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF APRIL, 2025.

William C. Furkins

Cynthia Furkins

Cynthia Furkins, spouse of William C. Furkins, hereby joins in this conveyance and does transfer and convey any and all marital interest Cynthia Furkins may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. FURKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA FURKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 4/11/25 (date of document).

Affiant Signature

4/15/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of April, 2025.

Notary Signature

BRIGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 01/21/2029