Karen Johnson Davidson County
Batch# 1336006 DEEDWARR
10/20/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251020-0083367

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **10/03/2025** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/22/2028
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2004

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenna D. Read, a married person	Success Mortgage Partners, Inc. 12200 S Sheldon Rd. Ste. 150 Plymouth, MI 48170	**097-08-0A-109-00**
290 Lake Chateau Drive Hermitage, TN 37076	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kathy Henderson, Personal Representative for the Estate of Revayne D. Furniss,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenna Read, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium in Davidson County, Tennessee, described as follows: Unit No. U-1 of Lake Chateau Condominiums and described in a Master Deed recorded in Book 6639, page 468, amended in Book 7025, page 380, Book 7367, page 272, Book 10322 page 682, Book 10753, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a further described on the plat of record in Book 6250, page 607-610 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the condominiums, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to Revayne D. Furniss, an unmarried person by Deed dated July 1, 2009 from Estate of Ruby B. Wills, recorded August 6, 2009, in Instrument Number 20090806-0073996, in the Register's Office of Davidson County, Tennessee. Revayne D. Furniss entered into a Purchase and Sale Agreement to convey the subject property to Genna Read on July 29, 2025. *Revayne D. Furniss having since passed on or about August 20, 2025. Kathy Henderson was appointed on September 26, 2025 as the Personal Representative of the Estate of Revayne Dyer Furniss for the limited purpose of completing the sale of real property under Docket No. 2025PR410, Probate Court for Wilson County, Tennessee. **Revayne D. Furniss and Revayne Dyer Furniss are one in the same person.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **290 Lake Chateau Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 30th day of **September, 2025**

Estate of Revayner Dyer Furniss

Kathy Henderson Personal Representative
Kathy Henderson, Personal Representative

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Kathy Henderson**, whom I am personally acquainted and who upon her oath acknowledged herself to be the **Personal Representative** and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of **Revayne Dyer Furniss.**

Witness my hand and official seal on this the 30th day of **September, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 20th day of October, 2025

10/20/2025

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 20th day of October, 2025

Notary Signature

Commission Expiration Date:

4/22/2028

