Karen Johnson Davidson County
Batch# 1300953 DEEDWARR
07/23/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250723-0058221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS~~ GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-30-2029

Y-TAR-25-204

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)
Matthew Harding and Kelly A. Harding	Rocket Mortgage, LLC	
(NAME) **204 Appletree Road**	(NAME) 1050 Woodward Ave	**033-07-0-002.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Detroit, MI 48226	
(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, **SHERRY DIANE RESHA, UNMARRIED AND CRYSTAL LYNN RESHA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW HARDING AND KELLY A. HARDING, HUSBAND AND WIFE, Joint Tenants with Full Rights of Survivorship,** 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:

Being Lot No. 39 on the Plan of Blair Manor, of record in Book 3300, Page 32, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Agee Road, the common corner of Lots 39 and 44; thence with the line between said lots, southeastwardly 138.8 feet to a point, a common corner with Lot 40; thence with the line between Lots 39 and 40, eastwardly 214.53 feet to a point in the westerly margin of Appletree Road; thence with the margin of the same northwardly 205.08 feet to a point, the beginning of a curve; thence northwesterly around said curve 40.29 feet to a point the southerly margin of Agee Road; thence with the margin of said westwardly 256.05 feet to the point of beginning.

Being the same property conveyed to Frank L. Resha and wife, Betty J. Resha by Warranty Deed from Roger B. Anderson and wife, Patsy M. Anderson of record in Book 4551, page 958, Register's Office for Davidson County, Tennessee, dated November 06, 1971 and recorded on November 10, 1971.

Said Frank L. Resha having since died leaving Betty J. Resha as surviving tenant by the entirety.

Being the same property conveyed to Sherry Diane Resha and Crystal Lynn Resha, one half (1/2) of all right, title and interest, Betty Jo Resha, retaining a life estate by Quitclaim Deed from Betty Jo Resha of record in Instrument No. 20140716-0062882 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

Betty Jo Resha having since died on June 28, 2024 vesting fee simple absolute title in Sherry Diane Resha and Crystal Lynn Resha.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 32, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5866, Page 527, 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: **204 Appletree Road, Goodlettsville, Tennessee 37072.**

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 22nd DAY OF JULY, 2025.

Sherry Diane Resha

Crystal Lynn Resha

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY DIANE RESHA, 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 22nd of July, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL LYNN RESHA, 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 22nd of July, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/22/2025_____ (date of document)**.

_____
Affiant Signature

_____07/22/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_22nd__ day of
_____July_____, 20_25__.

_____
Notary's Signature
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029