THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9103-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 662,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2025. Notary Public MY COMMISSION EXPIRES: 8/3/26 (AFFIX SEAL)

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Allan Young	First Community Mtg.	
6737 Autumnwood Drive	262 Robert Rose Drive	155-08-0C-268.00-CO
Nashville, TN 37221	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Linda L. Resha, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus Allan Young, a married man**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 28 on the Plan of Poplar Creek Estates, Phase IV, as of record in Plat Book 9700, page 195. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bobbie K. Clinton, Cindi C. Hughey and Linda L. Resha, as tenants in common with right of survivorship by Quitclaim Deed from Bobbie K. Clinton and Cindi C. Hughey, both unmarried of record in Instrument No. 20030725-0104000 Register's Office for Davidson County, Tennessee, dated June 09, 2003 and recorded on July 25, 2003.

Said Bobbie K. Clinton deceased on June 17, 2022.

Being the same property conveyed to Linda Resha by EXECUTOR'S Deed from Bobbie K. Clinton, died on June 17, 2022, leaving a Last Will & Testament dated May 3, 2019. The Last Will & Testament was admitted to probate on December 8, 20222 in the Davidson County Probate Court, Docket No. 22P1883 A copy of the Last Will & Testament filed with the Probate Court Clerk's office on December 8, 2022 is attached hereto as Exhibit A. Linda Resha appointed personal administrator of record in Instrument No. 20250522-0040391 Register's Office for Davidson County, Tennessee, dated May 22, 2025 and recorded on May 22, 2025.

The said Bobbie K. Clinton and Cindi C. Hughey have since died, leaving Linda L .Resha as the survivor of their right of survivorship.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6737 Autumnwood Drive, Nashville, TN 37221**

Karen Johnson Davidson County
Batch# 1352883 DEEDWARR
12/02/2025 02:22:30 PM 2 pgs
Fees: $13.00 Taxes: $2,449.40
20251202-0095517

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 the 1st day of December, 2025.

Linda L. Resha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Resha,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of December, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 **12/1/2025** (date of document).

Affiant Signature
Date **12/1/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **1** day of **December**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202512020095517