Karen Johnson Davidson County
Batch# 1368025 DEEDQC
01/09/2026 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002356

Quit Claim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $0-.

Affiant

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this the 8th day of January, 2026

Notary Public
My Commission Expires: 10/4/2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
The Laura Pollock Resener Revocable Living Trust 2727 Western Hills Drive, Nashville, TN 37214	NEW OWNER	062-15-0-048

KNOW ALL MEN BY THESE PRESENTS that **Carl R. Resener, now deceaded, and Laura P. Resener**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **The Laura Pollock Resener Revocable Living Trust**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 148.on the Plan of Sutherland Heights, Section "3", as of record in Book 2663, page 117, Register's Office for said County, described as follows:

Said Lot No. 148 fronts 95 feet on the east side of Western Hills Drive and runs back 298.3 feet on the southerly line and .334.9. feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 27 feet.

Being the Same Property conveyed to Carl R. Resener and wife, Laura P. resener by General Warranty Deed from Nashville, Union Mission, Inc. dated Ocotober 12, 1996 and recorded on October 17, 1996 of record Book 10227, Page 436 with the Davidson County Register of Deeds.

This is improved property having a physical address of: 2727 Western Hills Drive, Nashville, TN 37214

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed on the 8th day of January, 2026.

Laura P Resener

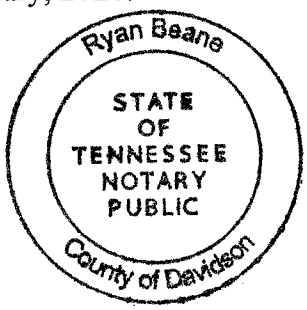
Laura P. Resener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2026, before me personally appeared Laura P. Resener , 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of Janauary, 2026.

Notary Signature
My commission expires: 10/4/2027



Tennessee Certification of Electronic Document

I, Ryan Brane, 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 1/8/2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY