This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1371612 DEEDQC
01/22/2026 08:43:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260122-0005148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ralph Edward Young & Therese Marie Young 3818 Harding Place Nashville, TN 37215	Ralph Edward Young & Therese Marie Young 3818 Harding Place Nashville, TN 37215	Map: 137-07 Parcel: 127.00

QUITCLAIM DEED

For and in good consideration, the receipt of which is hereby acknowledged, I, Ralph Edward Young, (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto Ralph Edward Young and Therese Marie Young, as Tenants by the Entireties (the "Grantees"), their successors and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 and the east one-half of Lot No. 12 on the unrecorded Map of Sharber's Harding Place Subdivision and described according to a copy of a survey made by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the north margin of Harding Place, 628.2 feet east of an iron pin set in the north margin of said Harding Place at the beginning of a curve into Brighton Avenue; thence northerly 350 feet to the south line of Lot No. 25; thence easterly 150 feet to the corner of Lots Nos. 10 and 11; thence with the line between said lots, southerly 350 feet to the north margin of Harding Place; thence with the margin of the same, westerly 150 feet to the point of beginning.

Being the same property conveyed to Ralph E. Young, by Quitclaim Deed from Connie K. Young, dated July 1, 1998 and recorded July 6, 1998 in Book 11006, Page 622-623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connie K. Young, married by Warranty Deed from Clarence Edmonds, J. Bradbury Reed and Sovran Bank/Central South, now Nationsbank of Tennessee, as Co-Trustee under the Revocable Trust Agreement by Will Book 170, Page 30, Probate Court for Davidson County, Tennessee of record in Book 8688, Page 4, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3818 Harding Place, Nashville, Tennessee 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19 day of January, 2026.

Ralph Edward Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrew Adams, a Notary Public in and for said county and state, the within named Ralph Edward Young, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/8/28

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this the 19, day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/8/28

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON