THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253370**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2026. Notary Public My Commission Expires: 12/16/2028

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

Karen Johnson Davidson County
Batch# 1396300 DEEDWARR
03/23/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260323-0022986

WARRANTY DEED

Address New Owner: Jessica Danielle Cross and Tucker Neff Ewing 329 Archwood Drive Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043 07 0 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jared James Nichols and Amanda M. Nichols, husband and wife and Philip S. Young, married, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Danielle Cross, a single woman and Tucker Neff Ewing** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of SECTION ONE, ARCHWOOD ACRES, as shown on plat of record in Plat Book 2133, Page 120, in the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jared James Nichols and Amanda M. Nichols, Husband and Wife and Philip S. Young, Married, as Joint tenants with right of survivorship, by Warranty Deed from Shpendi Lamaj, of record in Instrument No. 20221213-0129201, in the Register's Office of Davidson County, Tennessee, dated December 09, 2022, and recorded on December 13, 2022.

Said property was never the primary marital residence of Grantor, Philip S. Young.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, ARCHWOOD ACRES, as recorded in Plat Book 2133, Page(s) 120.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2298, Page 359.

This is improved property located at 329 Archwood Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2026.

Jared James Nichols

Amanda M. Nichols

Philip S Young by Amanda M Nichols, Attorney in fact
Philip S. Young
By: Amanda M. Nichols, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared James Nichols and Amanda M. Nichols, individual and as Power of Attorney for, Philip S. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, [signature], 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 3/23/2026 (date of document).

[signature]
Affiant Signature

Date: 3/23/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23 day of March, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER