THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1468685 DEEDWARR
09/04/2026 09:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260904-0082274

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

LINDA C. SPEARS, as Trustee, Affiant

Subscribed and sworn to before me,
this 3rd day of September, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2029

Notary Public

My Commission Expires: 5/23/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Linda C. Spears, as Trustee of the Linda C. Spears Revocable Trust 5240 Ravens Glen Nashville, TN 37211	Linda C. Spears, as Trustee of the Linda C. Spears Revocable Trust 5240 Ravens Glen Nashville, TN 37211	Map No. 172-14-0-B Parcel 248.00co

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **LINDA C. SPEARS**, unmarried (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **LINDA C. SPEARS, as Trustee of the LINDA C. SPEARS REVOCABLE TRUST under agreement dated September 3, 2026**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 177 on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record as Instrument No. 20030422-

0052787, 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 by Turnberry Homes, LLC, a Tennessee limited liability company to Linda C. Spears and husband, Marvin D. Spears by deed dated April 23, 2004, recorded as Instrument Number 20040513-0055970, in the Register's Office for Davidson County, Tennessee. Linda C. Spears obtained fee simple title to the subject property by surviving her spouse, Marvin D. Spears, who died on December 6, 2025. A copy of his Certificate of Death is attached hereto as Exhibit A.

This conveyance is subject to the following:

1. The Deed of Trust of record as Instrument Number 20200811-0089300, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated July 27, 2020, from Linda C. Spears and husband, Marvin D. Spears to Reliance First Capital, LLC, with a maximum indebtedness amount of Four Hundred Forty-Eight Thousand ($448,000.00) Dollars;
2. Declaration of Covenants, Conditions and Restrictions of record in Book 11113, Page 691, in Instrument No. 20001211-012200, and re-recorded in Instrument No. 20020520-0061426, said Register's Office;
3. By-Laws of record in Book 11113, Page 717, said Register's Office; and
4. Easements and setback lines as set forth on the above plan of record.

This is improved property commonly known as 5240 Ravens Glen, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

[Signature on the following page.]

WITNESS my hand this 3rd day of September, 2026.

Linda C. Spears

LINDA C. SPEARS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA C. SPEARS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 3rd day of September, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2029

Lisa D. Hill

Notary Public

My Commission Expires: 5/23/2029

EXHIBIT A

Certificate of Death of Marvin D. Spears

[Copy Attached]

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2025 077063

1. Decedent's Legal Name			2. Sex	3. Date of Death
MARVIN DOUGLAS SPEARS			MALE	12/06/2025
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
12:52 PM	75	03/01/1950	CORPUS CHRISTI, TX	

8a. Place of Death			
INPATIENT			
8b. Facility Name	**8c. City or Town**		**8d. County of Death**
SAINT THOMAS WEST HOSPITAL	NASHVILLE		DAVIDSON
9. Marital Status	**10. Surviving Spouse** (name prior to first marriage)	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**
MARRIED	LINDA COLEMAN	PUBLIC SCHOOL PRINCIPAL	EDUCATION
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**
137	TENNESSEE	DAVIDSON	NASHVILLE

13d. Street and Number	13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
5240 RAVENS GLN	YES	37211	NO

15. Decedent's Education	16. Decedent of Hispanic Origin?	17. Decedent's Race
MASTER'S DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	BLACK OR AFRICAN AMERICAN

18. Father's Name	19. Mother's Name Prior to First Marriage
CORNELIUS SPEARS JR	WILLIE MAE HOPKINS

20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address
LINDA SPEARS	WIFE	5240 RAVENS GLN, NASHVILLE, TN 37211

21a. Method of Disposition	21b. Place of Disposition	21c. Location
BURIAL REMOVAL FROM STATE	ROSE HILL	CORPUS CHRISTI, TX

22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer	22d. License Number
▶ /e/ RICHARD A LEWIS SR	3633	▶ /e/ CHRISTOPHER LEE JEFFERSON	6500

23a. Name and Address of Funeral Home	23b. License Number
LEWIS AND WRIGHT FUNERAL DIRECTORS, 2500 CLARKSVILLE HIGHWAY, NASHVILLE, TN 37208-1060	812

24. Registrar's Signature	25. Date Filed
▶ /e/ EDWARD G BISHOP III	12/12/2025

26. Certifier

26a. ☒ **PHYSICIAN** – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ ASHLEY ELIZABETH CLARK	67129	12/09/2025

27d. Name and Address
ASHLEY ELIZABETH CLARK 4220 HARDING PIKE, NASHVILLE, TN 37205

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the **UNDERLYING CAUSE** (disease or injury that initiated the events resulting in death) **LAST**	a. METHICILLIN RESISTANT STAPHYLOCOCCUS AUREUS BACTEREMIA	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I	29a. Was an Autopsy Performed? NO
	29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	N/A

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Date Issued: Dec-15-2025

Edward G. Bishop III
State Registrar

John R. Dunn, DVM, PhD, EMBA-SL
Commissioner

0 1 7 8 1 1 1 8 9 9

ANY ALTERATION OR [illegible] THIS CERTIFICATE

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 September 3, 2026

9-3-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3rd day of September, 2026.

Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029