

Legals

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated April 15, 2020, executed by ESIM AWID and MARIAM ZAKY, husband and wife, and EMEY YONAN, unmarried, as joint tenants with right of survivorship, to J. Phillip Jones, as Trustee for U.S. BANK NATIONAL ASSOCIATION, its successors and assigns, recorded on April 16, 2020 in Instrument Number: 20200416-0039866, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, U.S. BANK NATIONAL ASSOCIATION, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on October 29, 2025, at 11:00 AM local time, at the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, in Davidson County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102 ON THE PLAN OF FINAL PLAT, SECTION TWO, HAMILTON CHASE, "CLUSTER LOT SUBDIVISION" OF RECORD IN PLAT AT INSTRUMENT NUMBER 20060807-0096557, SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NUMBER 20070723-0087046, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, BEING THE SAME PROPERTY CONVEYED TO GRANTEEES BY WARRANTY DEED FROM GRANTORS OF RECORD IN INSTRUMENT NO. 20200416-0039865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Commonly known as: 316 BIRCHCLAY PT N ANTIOCH, TN 37013 Parcel number(s): 164.08 OC 067.00 In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control. The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: EMEY YONAN; ESIM AWID; SERVICE FINANCE COMPANY, LLC ; HAMILTON CHASE OWNERS ASSOCIATION; MARIAM ZAKY, if the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433. The property will be SOLD AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust. The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), or attorney(s). The right is reserved to adjourn the sale to another day, time, and place certain, without further publication, upon announcement at the time and place for the sale set forth above. Notice of such adjournment will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 13010 Morris Road, Suite 450 Alpharetta, GA 30004 (423) 498-7400 mtfcr@rasc.com Please reference file number 25-279526 when contacting our office. Investors website: <https://www.rascralesalesinfo.com> and <https://BetterChoiceNotices.com> THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated September 22, 2006, executed by WALEED IBRAHIM (A/K/A ALEX WADIA IBRAHIM) conveying certain real property therein described to ROBERT M. WILSON, JR, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded October 4, 2006, at Instrument Number 20061004-0122855; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1 who is now the owner of said debt; and WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on November 6, 2025 at or about 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 98, ON THE PLAN OF MIRO MEADOWS, OF RECORD IN PLAT BOOK 1424, PAGES 94-95, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Parcel ID: 12-224-00 PROPERTY ADDRESS: The street address of the property is believed to be 10233 BRILEY PKWY, NASHVILLE, TN 37217. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): WALEED IBRAHIM (A/K/A ALEX WADIA IBRAHIM) OTHER INTERESTED PARTIES: AMERICA'S WHOLESALE LENDER, THE BANK OF NEW YORK MELLON BANK, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWHEQ, INC., HOME EQUITY LOAN ASSET BACKED CERTIFICATES SERIES 2006-S8 , RIVERWALK HOLDINGS, LTD ASSIGNEE OF US BANK NATIONAL ASSOCIATES, ND , GAULT FINANCIAL, LLC ASSIGNEE OF CHASE BANK The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rslaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 AD #2618767 2025-10-02 2025-10-09 2025-10-16

NOTICE OF FORECLOSURE SALE
STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS, Latonra S London and Devlin London executed a Deed of Trust to Mortgage Electronic Registrations Systems, Inc., as beneficiary, as nominee for Wilson Bank & Trust, Lender and John C. McDearman, III, Trustee(s), which was dated December 22, 2023, and recorded on December 27, 2023, in Instrument Number 20231227-0099387, subsequently modified by a Loan Modification Agreement recorded December 30, 2024 in Instrument Number 20241230-0100793 in the amount of Four Hundred and Ninety Thousand Three Dollars and 54/100 (\$409,003.54) in Davidson County, Tennessee Register of Deeds. WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Wilson Bank & Trust, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on November 13, 2025, at 10:00 AM at the usual and customary location at the Davidson County Courthouse, 100 North

Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section Two, Chesney Glen, R15 Residential P.U.D., as of record in Plat Book 9700, Page 434, Register's Office for said County, reference to which is hereby made for a more complete and accurate description. Being the same property conveyed to Jeffrey S. Barta and Tricia C. Barta, by Quitclaim Deed from Jeffrey S. Barta, an unmarried person and Tricia M. Corrigan, an unmarried person, of record in Instrument No. 20160722-0075710, in the Register's Office of Davidson County, Tennessee, dated July 19, 2016 and recorded on July 22, 2016. Being the same property conveyed to Jeffrey S. Barta, an unmarried person and Tricia M. Corrigan, an unmarried person, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, of record in Book 10936, Pages 7471, in the Register's Office of Davidson County, Tennessee, dated May 15, 1998 and recorded on May 18, 1998. Being the same property conveyed to Latonral S. Londonon and Devlin London, Sr., wife and husband from Tricia C. Barta and Jeffrey S. Barta by Warranty Deed dated 12/22/2023 and recorded in Instrument No. 202312270099386, Book _____, Page _____, in the Register's Office of Davidson County, Tennessee. Parcel ID Number: 087010A 079 Address/Description: 3109 Chamblee Ct, Hermitage, TN 37076 Current Owner(s): Latonral S. Londonon and Devlin London Other Interested Party(ies): CHESNEY GLEN HOMEOWNERS ASSOCIATION, INC. The sale of the property described above shall be subject to all matters shown on any recorded plat; and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. The website of the third-party internet posting company that is posting this advertisement pursuant to 335-5-101(a)(2) is: WWW.BetterChoiceNotices.com This office is attempting to collect a debt. Any information obtained will be used for that purpose. Brock & Scott, PLLC, Substitute Trustee c/o Tennessee Foreclosure Department 4360 Chamblee Dunwoody Road, Suite 1310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 25-24290 FC01 Ad #261957 2025-10-2025-10-09

NOTICE TO CREDITORS #25P1840
ESTATE OF ANN PARROTT SMITH.
 Notice is hereby given that on the 22nd day of September, Letters of Authority in respect to the estate of, ANN PARROTT SMITH, who died on 06/27/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 27th day of JUNE 2025. Personal Representative(s): MICHELLE LYNETTE EATON 1315 SHAG-BARK TRAIL MURFREESBORO, TN 37130; Attorney for Personal Representative(s): CAIN, ANTHONY J 316 WEST MAIN STREET MURFREESBORO, TN 37130; Publish dates October 2 and October 9

NOTICE TO CREDITORS #25P1554
ESTATE OF MELVIN HAIT GOLD-
MAN. Notice is hereby given that on the 09th day of August, Letters of Authority in respect to the estate of, MELVIN HAIT GOLDMAN, who died on 07/04/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:
 (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting); or

the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 04th day of JULY 2025.

Personal Representative(s); RUSSELL S GOLDMAN 6850 HEATHFIELD DRIVE ATLANTA, GA 30328; Attorney for Personal Representative(s); COHEN, LEE ALAN 4908 CHARLOTTE PIKE NASHVILLE, TN 37209; Publish dates September 25 and October 2

NOTICE TO CREDITORS #25P1740
ESTATE OF JEANNETTE SIMS HOLLAND. Notice is hereby given that on the 18th day of September, Letters of Authority in respect to the estate of, **JEANNETTE SIMS HOLLAND**, who died on 05/15/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 15th day of MAY 2025.
 Personal Representative(s): **ERIK TOWNSEND 1635 NORTHVIEW AVE NASHVILLE, TN 37216; Attorney for Personal Representative(s): HOLDEN, TRAVENIA A. 229 WEST MAIN STREET LEBANON, TN 37087; Publish dates September 25 and October**

NOTICE TO CREDITORS #25P1680
ESTATE OF JIMMY G. COLE, No.
Notice is hereby given that on the 18th day of September, Letters of Author-
ization in respect to the estate of, JIMMY G. COLE, who died on 04/04/2025/2025 were
were issued to the undersigned by
the Circuit Court of Davidson County,
Tennessee Probate Division. All per-
sons, resident and non-resident, hav-
ing claims, matured, or un-matured,
against the estate are required to file
same with the clerk of the above named
court on or before the earlier of the
dates prescribed in (1) or (2), otherwise
(their) claims will be forever barred: (1)
(A) Four (4) months from the date of
the first publication (or posting, as the
case may be) of this Notice if the credi-
tor received an actual copy of the No-
tice to Creditors at least sixty(60) days
before the date that is four (4) months
from the date of the first publication (or
posting); or (B) Sixty (60) days from
the date the creditor received an ac-
tual copy of the Notice to Creditors, if
the creditor received the copy of the
Notice less than sixty (60) days prior
to the date that is four (4) months
from the date of the first publication (or post-
ing) as described in (1) (A); or Twelve

(12) months from the decedent's date of death this 04th day of APRIL 2025.
 Personal Representative(s); PATRICK COLE 3333 MILL BRIDGE DRIVE ANTIOCH, TN 37013; Attorney for Personal Representative(s); TEMPLE, GARY WAYNE 4211 GALLATIN PIKE NASHVILLE, TN 37216; Publish dates September 25 and October 2

NOTICE TO CREDITORS #25P16663
ESTATE OF BETTY CAROLYN GRAHAM. Notice is hereby given that on the 19th day of September, Letters of Authority in respect to the estate of **BETTY CAROLYN GRAHAM**, who died on 07/22/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the date of death this 22nd day of JULY 2025. Personal Representative(s): **FELICIA WHITE 1823 STEWART CREEK RD. MURFREESBORO, TN 37219; Attorney for Personal Representative(s): CART- WRIGHT, WILLIAM DAVID 1535 WEST NORTHFIELD BLVD SUITE #300 MURFREESBORO, TN 37219; Pub- lish dates September 25 and October 2**

IN THE CIRCUIT COURT OF ROBERTSON COUNTY, TENNESSEE
IN THE MATTER OF: DONTI LARRI-
YAH GORDON, DOB: 02/24/2024
A Child Under the Age of 18 RAY
SPENCE BOSTON & HEATHER
COLEMAN BOSTON Petitioners, V.
ROCKITTA YVETTA GORDON, R-
Respondent/Mother AND LARRY DON-
NELL SHEFFIELD, SR. Respondent/
Putative Father AND STATE OF
TENNESSEE, DEPARTMENT OF
CHILDREN'S SERVICES
Respondent/Legal Custodian
NOTICE
In this cause, it appearing from the Or-
der of Publication, that the residence of
the Respondent, Rockitta Yvette Gor-
doron, is unknown and cannot be ascer-
tained upon diligent inquiry, it was or-
dered that publication be made for four
consecutive weeks, in The Tennessee
Tribute, to notify Respondent, Rockitta
Yvette Gordon, to file an answer with
the Robertson County Circuit Court
Clerk at 422 West Court Square, Room
106, Springfield, TN 37172 and send a
copy to Petitioners' attorney, Jennifer L.
E. Williams, whose address is 101 Fifth
Avenue West, Suite 4, Springfield, TN
37172, within 30 days from the last date

of publication, exclusive of the last date of publication, or a judgment by default may be entered against Respondent on NOVEMBER 13, 2025 AT 9:00 AM. Failure to respond may result in the termination of parental rights against the Respondent, Rockitta Yvette Gordon, in favor of the Petitioners regarding the above-named child. This 4th day of September 2025. Jennifer L. E. Williams Attorney for Petitioners. Publish Dates September 11, 18, 25, October 2, 9, 16, 23, 30, 2025.

SEVENTH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY TENNESSEE IN RE: THE ESTATE OF AUNDRA SNEAD AUNDREA EPPS, DOCKET NO. 24P2539 Petitioner vs. AUNDREA SNEAD SWINGER Respondent PUBLICATION NOTICE

IT APPEARING from the record in this matter that a Petition to Appoint Successor Personal Representative, Require an Inventory and Accounting of Estate Assets, and Declare Heirs of Aundra Snead is pending before this Court, it appears that Aundra Snead Swinger, who cannot after a diligent effort be located; therefore, said persons may be unavailable or non-residents of the state of Tennessee, and therefore, cannot be served with ordinary process of law.

IT IS THEREFORE, ORDERED, that Aundra Snead Swinger enter her appearance in this matter by pleading herein within thirty (30) days of the last date of publication of the Notice. Failure to otherwise respond may result in default judgment being entered. This Notice being published four (4) consecutive weeks in the Tennessee Tribune, a newspaper published in Davidson County, Nashville, Tennessee. Joseph P. Day, Probate Clerk Publish dates September 18, 25, October 2, 9

**INVITATION TO BIDDERS FOR
JOHN C TUNE AIRPORT-CUSTODIAL
SERVICES PROJECT NO 26-008**
ELECTRONIC BIDS, submitted
through B2GNow E-Bidding. (Or
SEALED NONELECTRONIC
BIDS, if Bidder has written authoriza-
tion from MNAAG) for furnishing all
materials, labor, tools and appurte-
nances for the JOHN C TUNE AIR-
PORT-CUSTODIAL
SERVICES PROJECT NO 26-008
project and other incidental items shall
be received by the
Metropolitan Nashville Airport Author-
ity, not later than 2:00 PM (central time)
October 22,
2025 All bidders must be licensed con-
tractors as required by the Contractor's
Licensing Act
of 1994, T.C.A. § 62-6-101 et seq.
Copies of the Contract Documents
(ITB, Bid Schedule, Attachments, etc.)
will be available on
or after Wednesday, October 1, 2025
and may be obtained electronically
from B2GNow EBidding,
(click View Active Bid Opportunity List-
ings).
Further detail concerning this proposal
may be obtained from the MNAAG web
site:
<https://flynashville.com/opportunity>

CONTINUED TO PAGE B10

Frontier

FOUNDATION & CRAWL SPACE *Repair*

FOUNDATIONS - CRAWL SPACES - BASEMENTS - CONCRETE

FOUNDATION CRACKS GIVING YOU A FRIGHT?

\$300

FF
CO

ANY
PROJECT

Not to Exceed 5% of project. Cannot be combined with any other offer or promotional financing. Must be presented at time of inspection. Limitations may apply. Expires 10/31/25.

844-978-3001

FrontierFoundations.com

SCAN ME!

News

MTSU report: State housing market mixed in Q2

MURFREESBORO, TN — Tennessee’s housing market for the second quarter of the year remained relatively stable, with upticks in prices and inventories amid drops in permits and closings, according to the latest statewide report from Middle Tennessee State University.

Murat Arik, director of the MTSU Business and Economic Research Center in the Jones College of Business and author of its statewide report, noted the second quarter housing market, amid a stable labor force and low unemployment, showed mortgage delinquencies and foreclosure rates “remained largely stable over the quarter and past year, underscoring the overall resilience of Tennessee’s housing market.”

- Across Tennessee, home prices edged up 0.7 percent quarterly — slightly above the U.S. gain of 0.5 percent — while home values climbed 3.7 percent year-over-year as national prices grew 3.9 percent.
- Closings diverged in the large metro areas — down in Nashville (-4 percent quarterly, -2.3 percent annually); flat in Memphis quarterly but down annually (-6.2 percent percent; and rising slightly in Knoxville (+0.6 percent) but down slightly (-0.9 percent) annually.
- Inventories in those metros climbed 7 percent to 8 percent quarterly and between 21 percent and 40 percent over the year.
- Construction permits drop statewide
- Single-family housing permits declined across all regions quarterly. Tennessee reported a decrease of 2 percent, while the South and the U.S. experienced larger declines of roughly 5 percent.
- Annual results mirrored that quarterly weakness, with declines of 4.5 percent in Tennessee, 8 percent in the South, and 7 percent nationwide.
- Multifamily permits were more mixed quarterly, with the state recording a sharp decline of 36.4 percent, compared with a marginal decrease of 0.3 percent in the South. Nationally, however, multifamily permits increased by 6 percent, diverging from state and regional trends.
- Annually, Tennessee’s permits dropped by 21.6 percent year-over-year, while the South registered a modest increase of 3 percent. At the national level, multifamily permits rose significantly by 9.8 percent.
- Overall, total permits in Tennessee declined by 7.5 percent year-over-year, compared with a 5.4 percent decline in the South and a smaller 1.8 percent decrease nationwide.

See the full report and more detailed breakdowns, including employment data, at <https://www.mtsu.edu/berc/housing/>.

- Strong growth areas: The Morristown MSA posted the strongest growth, with home prices rising 3 percent. Johnson City followed with an increase of 2.7 percent, while Clarks-ville also recorded solid gains of 2.1 percent during the quarter.
- Moderate growth areas (less than 1.5 percent gains): The Chattanooga MSA recorded an increase of 1.2 percent, while the Jackson MSA rose by 0.6 percent over the same period.
- Mixed, slower growth areas (less than 0.5 percent gains): The Memphis and Nashville MSAs saw only slight increases of 0.48 percent, while Knoxville posted a minimal rise of just 0.08 percent.
- Declining areas: The Kingsport- Bristol MSA posted a modest decrease of 0.27 percent, while the Cleveland MSA experienced a sharper drop of 0.8 percent.

Year over year, Morristown led all Tennessee markets with a 5.24 percent surge in home prices. Johnson City followed with an increase of 4.6 percent, while Clarks-ville posted a gain of 4 percent, rounding out the top three markets for annual growth.

Legals/Classifieds

CONTINUED FROM PAGE B9

category/business

There will be No Goal established for this contract. Publish date October 2

ADVERTISEMENT FOR REQUEST FOR STATEMENTS OF QUALIFICATIONS METROPOLITAN NASHVILLE AIRPORT AUTHORITY NASHVILLE, TENNESSEE INSURANCE BROKERAGE AND RISK MANAGEMENT CONSULTING SERVICES PROJECT NO 26-010

ELECTRONIC PROPOSALS for completion of this project shall be received by the Metropolitan Nashville Airport Authority, (MNA) Nashville, Tennessee, until and not later than 2:00 p.m. (Central), on Monday, October 27, 2025. Proposers wishing to submit a non-electronic proposal may do so only after receiving written authorization from MNA. Written authorization to submit a non-electronic proposal may be requested by emailing purchase@flynashville.com at least five (5) days prior to the date proposals are due. Proposers submitting a non-electronic proposal must submit a copy of the written authorization with their proposal package.

THE RFQ DOCUMENTS. Copies of the Contract Documents (RFQ, Proposal Schedule, Attachments, etc.) will be available on or after Monday, September 29, 2025 and may be obtained electronically from B2GNow E-Bidding an online tendering service.

ELECTRONIC PROPOSALS for INSURANCE BROKERAGE AND RISK MANAGEMENT CONSULTING SERVICES will be submitted through this online platform, B2GNow E-Bidding. There is No Disadvantaged Business Goal established for this Contract. Visit Business Archives - Nashville International Airport | BNA (flynashville.com) for more information about this solicitation. Publish date October 2

Auctions

GET THE WORD OUT about your next auction! Save Time & \$\$\$! One Call For All. Your ad can appear in this newspaper + 98 other TN newspapers. For more info, contact this newspaper's classified dept. or call 931-624-8916. (TnScan)

Cable / Satellite TV / Wireless

Choose EarthLink Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-855-481-3340 (TnScan)

Get Boost Infinite! Unlimited Talk, Text and Data For Just \$25/mo! The Power Of 3 5G Networks, One Low Price! Call Today and Get The Latest iPhone Every Year On Us! 855-454-6457 (TnSCAN)

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Direct and get your first free months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-844-230-4803 (TnScan)

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-844-274-6074 (TnScan)

For Sale - Puppies

AKC Registered Rottweilers, 8 weeks old. Call 931-709-3502 Leave Message. (TnScan)

Health / Beauty

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 844-713-6706 (TnScan)

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance-NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-844-278-8285 [#258 \(TnScan\)](http://www.dental50plus.com/tnpress)

Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-833-641-6546 (TnScan)

Home Improvement

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-888-869-5542 today to schedule a free quote. It's not just a generator. It's a power move. (TnScan)

Olishan Foundation Solutions. Your trusted foundation repair experts since 1933. Foundation repair. Crawl space recovery. Basement waterproofing. Water management and more. Free evaluation. Limited time up to \$250 off foundation repair. Call Olishan 1-866-265-5932 (TnScan)

Advertise Throughout Tennessee

YOUR LOW COST ADVERTISING Solution! One call & your 25 word ad will appear in 99 Tennessee newspapers for \$275/wk or 47 Middle TN newspapers for \$120/wk. Call this newspaper's classified advertising dept. or go to www.tnpress.com/news-paper-networks (TnScan)

Franklin PD swears in new officers



The Franklin Police Department proudly swore in six lateral officers recently. The officers were part of the agency's largest recruiting class in history, which began training in August. Officers shown from l-r: Jacob Neri, Laine Petre, Carl Schildt, Brandon Shirley, Joel Walters, and David Wimmer. Courtesy photo

frontier

FOUNDATION & CRAWL SPACE Repair

FOUNDATIONS - CRAWL SPACES - BASEMENTS - CONCRETE

FOUNDATION CRACKS GIVING YOU A FRIGHT?

\$300 ^{FF} OFF ANY PROJECT

Not to Exceed 5% of project. Cannot be combined with any other offer or promotional financing. Must be presented at time of inspection. Limitations may apply. Expires 10/31/25.

844-978-3001

FrontierFoundations.com

REGGAE, continued from page B1

Winston Rodney OD AKA Burning Spear is one of the most influential and long-standing roots artists to emerge from the ‘70s reggae movement. He was among the earliest to create his own label, and they’ve toured extensively around the world since the ‘80s. Some live albums they’ve released include “Burning Spear Live,” “Live in Paris,” “Live in South Africa,” “Live in Vermont,” “Peace and Love Live, Live at Montreux Jazz Festival” and “(A)live 1997” They’ve received 12 Grammy nominations and won twice for Best Reggae Album, “Calling Rastafari” in 2000 and “Jah Is Real” in 2009. Though he once retired in 2016, Burning Spear has come out of retirement since and continued a busy touring schedule.

Ziggy Marley and Burning Spear at the Ryman Auditorium, 116 John Lewis Way, October 6 at 7:30 p.m.

Copyright TNTRIBUNE 2025. All rights reserved.

ELBA, continued from page B3

It opens globally in select theaters October 10, then will stream on Netflix October 24. This is one of Netflix’s big fall feature films. Others coming soon are Edward Berger’s “Ballad of a Small Player” starring Colin Farrell, Clint Bentley’s “Train Dreams” starring Joel Edgerton and Felicity Jones, Noah Baumbach’s “Jay Kelly” starring George Clooney and Adam Sandler, and Rian Johnson’s whodunit threequel “Wake Up

Dead Man: A Knives Out Mystery.”

The trailer for “A House of Dynamite” can be viewed on multiple entertainment sites online.

Copyright TNTRIBUNE 2025. All rights reserved.

SHAKUR, continued from page B8

felt it was disrespectful to Foerster’s family and police officers broadly.

A companion who was also convicted in Foerster’s killing, Sundiata Acoli, was granted parole in 2022. His attorneys had argued the then-octogenarian had been a model prisoner for nearly three decades and counseled other inmates.

Part-Time driver wanted.

Please call

615-321-9551