Karen Johnson Davidson County
Batch# 926978 DEEDQC
10/07/2022 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221007-0110676

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Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
John Marshall Sharp, Trustee 2014 19th Avenue S Nashville, TN 37212	New Owner	Map 104-12-0- Parcel 202.00

For and in consideration of Ten dollars and other good and valuable consideration, including good will, **John M. Sharp** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **John Marshall Sharp, Trustee of the John Marshall Sharp Living Trust under Agreement dated August 26, 2009, as amended and restated October 20, 2009**, all of my rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 37 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This conveyance is made together with the ingress and egress easement for driveway purposes, of record in Book 6185, page 391, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John M. Sharp by deed of record as Instrument 20170111-0003328, said Register's Office. Allison Sharp, spouse of John M. Sharp, joins in this conveyance.
>
> The Quitclaim Deed is being entered into in order to correct any errors or deficiencies contained in the Quitclaim Deed of record as Instrument 20170111-0003330, said Register's Office.

This is improved property known as **2014 19th Avenue S, Nashville, TN 37212.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set our hands this 6 day of October, 2022.

GRANTOR:

John M. Sharp

John M. Sharp

Allison Sharp

Allison Sharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **John M. Sharp and Allison Sharp** with whom I am personally acquainted (or proved to me on the basis of adequate identification), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of October, 2022.

_____ my commission expires: 1-8-24

NOTARY PUBLIC

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OFDAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 6 day of October, 2022, _____.

_____ my commission expires: 1-8-24

NOTARY PUBLIC

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/6/22

GEORGE E. MUDTER, JR.
Dated 10/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/6/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

