Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Denise L. Sharp, Trustee of the Sharp Family Trust dated October 18, 2024 4215 Harding Pike #707 Nashville, TN 37205	**Map 103-16-0-B Parcel 078.00co**	**SAME**

Karen Johnson
Batch # 1197498
10/24/2024 08:18:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241024-0082529

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Wayne Foster Sharp and Denise Lounsbery Sharp, husband and wife** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Denise L. Sharp, Trustee of the Sharp Family Trust dated October 18, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4215 Harding Pike #707, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 18th day of October, 2024.

KATIE CEC... STATE OF TENNESSEE NOTARY PUBLIC ...

Notary Public
My Commission Expires: June 20, 2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 18th day of October, 2024.

Wayne Foster Sharp

Denise Lounsbery Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wayne Foster Sharp and Denise Lounsbery Sharp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 18th day of October, 2024.

Notary Public

My Commission Expires:
June 20, 2027

KATIE CESARETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 707 of Windsor Tower Condominium Apartments, created under Title 66, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5313, Page 338 and as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Tower Condominiums of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof.

BEING the same property conveyed to Wayne Foster Sharp and Denise Lounsbery Sharp, husband and wife, by deed of record as Instrument Number 20210611-0078852, in the Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Condominiums, of record in Book 5313, page 338, and amended in Book 8666, page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, said Register's Office. 3) By-Laws of 4215 Harding Road Condominiums Homeowners' Association, Inc., of record in Book 5313, page 358, said Register's Office. 4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee. 5) Charter of 4215 Harding Road Homeowners' Association of record in Book 5297, page 370, said Register's Office. 6) Easement and Right-of-Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable, of record in Book 9486, page 948, said Register's Office. 7) Grant of Easement to Comcast of Nashville 1, LLC, of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. 8) Taxes for the current year prorated and assumed by the Grantee.