Karen Johnson
Batch # 1230229
01/27/2025 09 22 26 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250127-0005921

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS **Adam S. Sharp** **134 Springfield Drive** **Sellersville, PA 18960** **Travis R. Sharp** **316 Ferguson St. NE** **Atlanta, GA 30307**	SEND TAX BILLS TO **SAME**	MAP-PARCEL NUMBERS **073 07 0 046.00**

KNOW ALL PERSONS by these presents that **Ben T. Sharp**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No 24P2503, hereby releases, remises and quitclaims unto:

ADAM S. SHARP & TRAVIS R. SHARP

as joint tenants in common, all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows

> BEING Lot No. 442 on the plan of Sunset View, Section 7, as of record in book 2900, page 109, Register's Office for said County.
>
> SAID Lot No. 442 fronts 120 feet on the easterly side of Cabin Hill Road and extends back 225 feet on the northerly line and 219 8 feet on the southerly line to a dead line, which is a broken line, measuring 120 52 feet thereon
>
> Being the same property conveyed to Ben T Sharp and wife, Gayle Sharp by Warranty Deed from Joseph D. Griggs and wife, Betty M Griggs, of record in Book 4253, Page 497, Register's Office for Davidson County

Gayle R. Sharp having predeceased Ben T. Sharp. Ben T. Sharp, also known as Ben Travis Sharp, died testate on September 22, 2024, and devised said property to Adam S Sharp and Travis R. Sharp by Will duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No : 24P2503

This property is quitclaimed subject to any conditions, restrictions, reservations, or easements, of record

This is improved property known as 2228 Cabin Hill Road, Nashville, TN 37214

WITNESS MY HAND this the 30 day of DECEMBER, 2024

Adam Sharp, CO-EXECUTOR
Adam S. Sharp, Co-Executor
Estate of Ben Travis Sharp

WITNESS MY HAND this the 13 day of JANUARY, 2025

Travis R Sharp, CO-EXECUTOR
Travis R. Sharp, Co-Executor
Estate of Ben Travis Sharp

STATE OF PENNSYLVANIA
COUNTY OF BUCKS

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Adam S. Sharp,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing Executor's Quitclaim Deed, personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30 day of DECEMBER, 2024.

Commonwealth of Pennsylvania - Notary Seal
SODYWIT THI THACH - Notary Public
Bucks County
My Commission Expires August 18, 2027
Commission Number 1437940

NOTARY PUBLIC
My Commission Expires: August 18 2027

STATE OF GEORGIA
COUNTY OF FULTON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Travis S. Sharp,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing Executor's Quitclaim Deed, personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 13th day of JANUARY, 2025.

IRA KATZ NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 23, 2028

NOTARY PUBLIC
My Commission Expires: 08/23/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 16th day of January, 2025.

HEIDI MCGLOTHLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/7/2027