Karen Johnson
Batch # 1230229
01/27/2025 09 22 26 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250127-0005922

# EXECUTOR'S QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY<br>The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS<br>**Adam S. Sharp**<br>**134 Springfield Drive**<br>**Sellersville, PA 18960**<br><br>**Travis R. Sharp**<br>**316 Ferguson St. NE**<br>**Atlanta, GA 30307** | SEND TAX BILLS TO<br>**SAME** | MAP-PARCEL NUMBERS<br>**160 05 0 024.00** |

**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. 99 on the Plan of Oak Hill Estates, Section II of record in Book 4460, Pages 36, 37 and 38 Register's Office for said County.
>
> SAID Lot No. 99 fronts 128.77 feet on the southeast margin of Green Valley Court and runs back 400.69 feet on the northeast line and 505.55 feet on the southwest line to a rear line on which it measures 242.08 feet.
>
> Being the same property conveyed to Ben T. Sharp and wife, Gayle R. Sharp by Warranty Deed from B. Dan Collier and wife, Kathleen E. Collier, of record in Book 4966, Page 956, 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 5345 Green Valley Court, Nashville, TN 37220.

**WITNESS MY HAND** this the 30 day of DECEMBER, 2024.

CO-EXECUTOR

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

**WITNESS MY HAND** this the 15 day of JANUARY, 2025.

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