Prepared by and Recording Requested by:
Cathryn Armistead
McBrien Armistead Law Group
1050 Hamilton Station Blvd
Lebanon, TN 37087

Map and Parcel Numbers: P/O 053 048

Karen Johnson Davidson County
Batch # 1233139 DEEDQC
02/04/2025 08 28 26 AM 2 pgs
Fees $12 00 Taxes $0 00
20250204-0008205

QUITCLAIM DEED

Owner & Property Address:
Ann Sharfner
2136 Freeman Lane
Madison, TN 37115

Mail Tax Statement to:
Ann Sharfner
2136 Freeman Lane
Madison, TN 37115

The GRANTOR, ANN SHARFNER, for and in consideration of Zero Dollars ($0.00), together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey and confirm to the below-described property to:

Ann Sharfner, Trustee of The Ann Sharfner Revocable Living Trust of as Instrument Number 20250121-0004278 Registers Office for Davidson County.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows to-wit:

Being Lot no. 162 on the Plan of Cumberland Station at Wilson Camp Subdivision, Section 4, as of record in Instrument #200410180124620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Ann Radford, by deed from Ann Radford and Stanford Radford, pursuant to a Final Decree of Divorce, of record in Deed Book Number 201203290026547, Register's Office for Davidson County, Tennessee. The said Ann Sharfner and Ann Radford being the same person.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging unto the said Grantees, their Heirs, and Assigns forever.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN WITNESS WHEREOF Grantor has executed or caused this instrument to be executed by its duly authorized representative this 3rd day of January 2025.

ANN SHARFNER

STATE OF TENNESSEE)
COUNTY OF Wilson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Sharfner whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3 day January 2025

CATHRYN ARMISTEAD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 1/28/26

Affidavit.

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1 00.

Affiant

STATE OF TENNESSEE)
COUNTY OF Wilson)

Subscribed and sworn before me this the 3 day of January 2025.

CATHRYN ARMISTEAD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires 1/28/26