Karen Johnson
Batch # 1276051
05/21/2025 12 09 54 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250521-0040016

This instrument prepared by
Sheryl Guinn, Esq
215 Second Ave North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Timothy E. Sharpe, Trustee	Same	Map-Parcel 80-8-164
3202 LaGrange		
Nashville, TN 37218		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 12th day of May, 2025.

SHERYL D GUINN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Affiant- Esther Sharpe-Church

My commission expires 7-7-2025

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid for the express purpose of making a re-conveyance to the Trustee Timothy Sharpe (who is also know as Timothy E. Sharpe) of The Revocable Trust of Timothy Sharpe. We Timothy E. Sharpe and Esther Sharpe-Church, by these presents do hereby quitclaim and convey unto Sheryl Guinn ("Trustee"), her heirs and assigns, the following parcel of land to wit:

Being Lot No 137 on the Plan of Bordeaux Hills, Section 3, of record in book 3600, page 34, Register's Office for said County.

Said Lot No 137 fronts 55 feet on the northeasterly side of Lagrange Drive and extends back 130 feet on the northwesterly line and 140 feet on the southeasterly line to a dead line in the rear, measuring 55 9 feet thereon

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U S C 1701 et seq) and the Department of Housing and Urban Development Act (79 Stat 667), by deed dated November 10, 1993 and recorded in Book 9158 page 963, office of the Register, County of Davidson, State of Tennessee

Being the same property conveyed by Henry G Cisneros, Secretary of Housing and Urban Development of Washington, D C , party of the first-part to Timothy E Sharpe and Esther Sharpe-Church their heirs and assigns, parties of the second part by deed dated January 31, 1994 in Book 9245 Page 758, Register's Office for Davidson County, TN This is improve property known as 3202 LaGrange, Nashville, TN 37218

And now, I the said Sheryl Guinn ("Trustee"), for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey unto the Trustee Timothy Sharpe of The Revocable Trust of Timothy Sharpe executed on December 2, 2024 the Grantee herein, their successors, heirs and assigns, all of her right,

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the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth, title interest in and to that certain real estate in Davidson County, Tennessee

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

Witness, the said Grantor, Timothy E. Sharpe, hereunder set its hand and seal this 12th day of May, 2025.

Timothy E. Sharpe-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Timothy E. Sharpe** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

SHERYL D GUINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this 12th day of May, 2025.

Notary Public

My Commission Expires 7-7-2025

Witness, the said Grantor, Esther Sharpe-Church, hereunder set its hand and seal this 12th day of May, 2025.

Esther Sharpe-Church-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Esther Sharpe-Church** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the Quit Claim Deed for the purposes therein contained.

SHERYL D GUINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this 12th day of May, 2025.

Notary Public

My Commission Expires 7-7-2025

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Witness, the said Trustee, Sheryl Guinn, hereunder set its hand and seal this 12th day of May, 2025.

Sheryl Guinn, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Deshon Moore, a Notary Public of said county and state, the within named **Sheryl Guinn, Trustee** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence and who acknowledged that she as the Trustee executed the Quit Claim Deed for the purposes therein contained.

Date: 5/12/25

Notary Public

My Commission Expires: 11/3/25

