Karen Johnson Davidson County
Batch# 1281590 DEEDWARR
06/05/2025 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044120

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). Affiant Sworn to and subscribed before me this June 3, 2025 Notary Public Comm Exp:

THOMAS K WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 06-27-2027

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
GRAYSON GATES SHARPE and JESSICA MEZZANOTTE SHARPE, Trustees		
THE SHARPE FAMILY REVOCABLE TRUST dated June 3, 2025	First Horizon Bank	171-03-0A-073-00 CO
4905 Manassas Circle	12719 Cantrell Road, Suite 200	
Brentwood, TN 37027	Little Rock, AR 72223	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, GRAYSON GATES SHARPE and JESSICA MEZZANOTTE SHARPE (Grantors), husband and wife, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to GRAYSON GATES SHARPE and JESSICA MEZZANOTTE SHARPE, Trustees of THE SHARPE FAMILY REVOCABLE TRUST dated June 3, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, TN, being Lot No. 149 on the Plan of Section Three, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GRAYSON GATES SHARPE and JESSICA MEZZANOTTE SHARPE, husband and wife, by PETER FALKENBERG and wife, JANIE L. FALKENBERG, by Warranty Deed of record in Instrument Number 20220517-0057067, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 4905 Manassas Circle, Brentwood, TN 37027.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on June 3, 2025.

GRAYSON GATES SHARPE

JESSICA MEZZANOTTE SHARPE

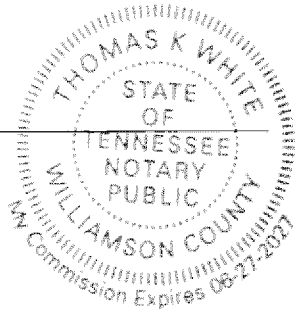
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GRAYSON GATES SHARPE and JESSICA MEZZANOTTE SHARPE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 3, 2025.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 3, 2025.

THOMAS K. WHITE — Date: 6/3/25

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3 day of JUNE, 2025.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028