Karen Johnson Davidson County
Batch # 1306208 DEEDQC
08/05/2025 02:48:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250805-0062203

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.**

# QUITCLAIMDEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | Map-Parcel Nos |
|---|---|---|
| Esther B. Sharpe-Church Trustee | Same | Map 59-11 |
| 715 Rowan Drive | | Par 21 |
| Nashville, TN 37207 | | |

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 2nd day of July, 2025

SHERYL D GUINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Esther B. Sharpe-Church
Affiant- Esther B. Sharpe-Church, Trustee

My commission expires 7-7-2025

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Esther B. Church (also known as Esther B. Sharpe-Church) the grantor herein, does hereby Quitclaim and convey unto the Trustee Esther B. Sharpe-Church of The Revocable Trust of Esther B. Sharpe-Church executed on December 2, 2024, the Grantee herein, their successors, heirs and assigns, all of her right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 284, on the Plan of Haynes Manor, Section 2, of record in Book 3700, page 88, said Register's Office.

Said Lot No. 284 fronts 65 feet on the southerly side of Rowan Drive and extends 146.1 feet on the westerly line and 148.8 feet on the easterly line to a dead line, measuring 65 feet thereon.

Said property is subject to easements and restrictive covenants of record in Book 3700, page 88 and Book 4081, page 854, said Register's Office.

Being the same property conveyed to Frank Church and wife, Esther B. Church, also known as Esther Sharpe-Church, by deed from Neuree M. Love of record in Book 9324, page 757, said Register's Office.

Being the same property conveyed to Esther B. Church (also known as Esther B. Sharpe-Church) by Quitclaim Deed from Frank B. Church of record in Book 11652, page 846, of said Register's Office for Davidson County, TN. This is improved property known as 713 Rowan Drive, Nashville, TN 37207.

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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, Esther B. Church (also known as Esther B. Sharpe-Church) hereunder set its hand and seal this 2nd day of July, 2025.

Esther B. Church

Esther B. Church -Grantor
(also known as Esther B. Sharpe Church)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn a Notary Public of said county and state, the within named **Esther B. Church also known as Esther B. 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 QuitClaim Deed for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2025.

Notary Public

My Commission Expires 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY