Karen Johnson Davidson County
Batch # 1306208 DEEDQC
08/05/2025 02:48:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250805-0062204

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 w the preparation of this document. The preparer makes no representation as to the status of title or the accuracy or the legal description of the property shown herein.

QUITCLAIMDEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Esther B. Sharpe-Church Trustee	Same	Map 59-11
715 Rowan Drive		Parcel 20
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 Bell Thames Sharp (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:

Land in Davidson County, Tennessee, being Lot No. 285 on the plan of Haynes Manor, section 2, as of record in Book 3700, page 88, Register's Office of Davidson County.

Said Lot No: 285 fronts 65.0 ft. on the southerly side of Rowan Drive and extends back between lines, 146.1 ft. on the easterly line and 143.4 ft. on the westerly line, to a dead line in the rear, measuring 65.1 ft., thereon.

Being part of the same property conveyed to Cumberland Builders, Inc. by deed from Leneberger Development Co., of record in Book 4093, Page 269, Register's Office of Davidson County

Being the same property conveyed to Esther Bell Thames Sharpe. This property was conveyed by Court Order entered on 5th day of April, 1971 on Book 4515 Page 512 Register's Office for Davidson County, TN. This is improved property known as 715 Rowan Drive, Nashville, TN 37207.

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,

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

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

Esther Bell Thames Sharp

Esther Bell Thames Sharp -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 Bell Thames Sharp 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