Karen Johnson
Batch # 1306208
08/05/2025 02:48:34 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250805-0062205

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	13DA 65334
715 Rowan Drive		080-08-0-414.00
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

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. Sharpe (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. 553 on the Revised Plan of Bordeaux Hills, Section 8-A, of record in Plat Book 5060, page 99, Register's Office for said County.

Said Lot No: 553, which is a corner lot, fronts 53.71 feet on the northeasterly margin of Panorama Drive and fronts 77.0 feet on the northerly margin of County Hospital Road, said frontage being joined by a curve having a length of 39.27 feet, and extends back 90.00 feet on the northeasterly line and 105.53 feet on the northwesterly line of the point of intersection.

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 January 19, 1988 and recorded in Book 7457, Page 694, Office of the Register, County of Davidson.

Being the same property conveyed to Esther B. Sharpe (also known as Esther B. Sharpe-Church) the second part by the party of the first part Jack F. Kemp, Secretary of Housing and Urban Development of Washington D.C. by deed dated February 27, 1990 on Book 8055 Page 688 Register's Office for Davidson County, TN. This is improved property known as 3300 Panorama Drive, Nashville, TN 37218.

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

Esther B. Sharpe

Esther B. Sharpe -Grantor
(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. Sharpe also known as 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 QuitClaim Deed for the purposes therein contained.

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

Sheryl D Guinn

Notary Public

My Commission Expires 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY