This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

Karen Johnson
Batch # 1306830
08/08/2025 09:00:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250808-0063007

GRANTOR(S): Sharon Harwell, Unmarried

TO.....QUITCLAIM DEED

GRANTEE(S): Sharon Harwell, Trustee of the Sharon Harwell Living Trust Dated July 29, 2025, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Sharon Harwell, unmarried, hereinafter referred to as "Grantor", have this day by these presents do hereby transfer and convey all right, title and interest, unto Sharon Harwell, Trustee of the Sharon Harwell Living Trust Dated July 29, 2025, or their successors in interest, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 5879, Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Bock 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510 and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property acquired by Sharon Harwell, unmarried by deed appearing of record in Deed Book 9867, page 330, Register's Office, Davidson County, Tennessee.

Map and Parcel: 160 14 0B 175.00 Property Address: 5879 Brentwood Trace

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2025 will be paid by and thereafter assumed by the Grantee.

Executed at Pulaski, Tennessee, this day, July 29, 2025.

Sharon Harwell

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Sharon Harwell, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, July 29, 2025.

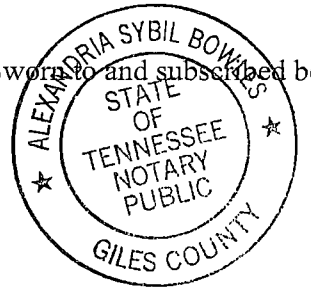
ALEXANDRIA SYBIL BOWLES
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Notary Public
My commission expires: August 26, 2028

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the amount which property transferred would command at a fair and voluntary sale. This transaction is exempt from the transfer tax pursuant to T.C.A. § 67-4-409.

Sharon Harwell, Trustor of the Sharon Harwell
Living Trust Dated July 29, 2025



Sworn to and subscribed before me on this day, July 29, 2025.

Notary Public
My commission expires: August 26, 2028

The Owner and person responsible for payment of real property taxes is:
Sharon Harwell
5879 Brentwood Trace
Brentwood, TN 37027