Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1317872 DEEDQC
09/03/2025 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250903-0070361

Teresa Clark

TO:

Teresa Clark, Trustee of the Teresa Clark Revocable Trust, dated March 9, 2017

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 3rd day of September, 2025, by and between **Teresa Clark, unmarried** ("Grantor"), and **Teresa Clark, Trustee of the Teresa Clark Revocable Trust, dated March 9, 2017, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Unit A of Homes at 1124 Sharp Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1124 Sharp Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200811-0089381, as amended in Instrument No. 20210209-0018432, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1124 Sharp Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200811-0089381, as amended in Instrument No. 20210209-0018432, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> BEING the same property conveyed to Teresa Clark, unmarried, by Warranty Deed from American Homes, LLC, a Tennessee limited liability company, dated May 26, 2022, and recorded on May 27, 2022, as Instrument No. 20220527-0062105, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **1124 A Sharpe Ave., Nashville, TN 37206.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Teresa Clark

Teresa Clark
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Teresa Clark**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of September, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Jennifer Wheeler
Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Teresa Clark, Trustee 1124 Sharpe Ave., Unit A Nashville, TN 37206	Same/Owner	1124 Sharpe Ave., Unit A Nashville, TN 37206 083-01-0M-001.00

Certificate of Authenticity

I, Ariel Joaquin, 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 Sept. 3, 2025.

Ariel Joaquin
Affiant Signature

9.3.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025

Jennifer U Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026