AFTER RECORDING RETURN TO:
First National Land Transfer Inc.
7933 Baymeadows Way
Suite #6
Jacksonville, FL 32256
File No. AFN-25-0431

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 141 06 0C 045.00

Karen Johnson Davidson County
Batch# 1328452 DEEDQC
09/30/2025 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250930-0077803

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 22 day of September, 2025, by and between **Matthew G. Sharpe, a married man, joined by spouse, Brenda G. Sharpe,** residing at 4005 Stonybrook Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Matthew G. Sharpe and Brenda G. Sharpe, husband and wife, as tenants by the entirety,** residing at 4005 Stonybrook Drive, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Located in Davidson County, Tennessee, being Lot 1, RiverBridge Community, Phase IB, as shown in Instrument 20030709-0094605, Register's Office of Davidson County, Tennessee.

Property Address: 4005 Stonybrook Drive, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/22/2004 under Instrument No. 20040622-0073785 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matthew G. Sharpe
Matthew G. Sharpe

Brenda G. Sharpe
Brenda G. Sharpe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Matthew G. Sharpe and Brenda G. Sharpe, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 22 day of September, 20 25.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Brenda G. Sharpe
Affiant

Print Name: BRENDA G. SHARPE

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of September, 2025.

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Matthew G. Sharpe and Brenda G. Sharpe
4005 Stonybrook Drive
Nashville, TN 37221

Name and address of property owner:

Matthew G. Sharpe and Brenda G. Sharpe
4005 Stonybrook Drive
Nashville, TN 37221

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angel Rivera, 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 September 22, 2025 (date of document).

Angel Rivera

September 22, 2025
Date

State of Pennsylvania
County of Delaware

Sworn to and subscribed before me on this 22nd day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: October 3, 2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Teresa Geckle, Notary Public
Delaware County
My Commission Expires 10/3/2029
Commission # 1321823