Prepared by and Return To:
Young, Williams & Theiss, PC
300 Montvue Road
Knoxville, TN 37919
(865) 637-1440

Owners/Responsible Taxpayers:
T. Lee and Charla L. Sherbakoff
5808 Meadow Glen Drive
Knoxville, TN 37919

Karen Johnson Davidson County
Batch# 1382447 DEEDQC
02/18/2026 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260218-0012761

Parcel ID: 141-05A-251.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into effective as of February 17, 2026 by and between T. Lee Sherbakoff and Charla L. Sherbakoff, ("Grantors") and T. Lee Sherbakoff and Charla L. Sherbakoff, in their capacities as Co-Trustees, or their successors in interest, of the Charla L. Sherbakoff and T. Lee Sherbakoff Joint Revocable Living Trust Dated January 14, 2026, ("Grantees"):

WITNESSETH:

THAT SAID GRANTORS, for and in consideration of Ten Dollars ($10.00), in hand paid by Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, and quitclaimed, and does hereby remise, release, and quitclaim unto Grantees all of Grantors' right, title, and interest in and to the following described real property, with the hereditaments and appurtenances, rights, and easements thereto appertaining whether of record or otherwise established, to-wit:

SEE EXHIBIT A.

THE PREPARER OF THIS DEED HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH AND MAKES NO WARRANTY OR REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY HEREIN DESCRIBED. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the said Grantors hereunder has executed this instrument to be effective as of the day and year first above written.

GRANTORS:

Charla L. Sherbakoff
Individually

T. Lee Sherbakoff
Individually

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Charla L. Sherbakoff, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 17 day of February, 2026.

Notary Public

My Commission Expires: 7/6/2026

KIMBERLY ALLYSABETH GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, T. Lee Sherbakoff, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 17 day of February, 2026.

Notary Public

My Commission Expires: 7/6/2026

KIMBERLY ALLYSABETH GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF KNOX)

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

Charles L. Shubert

Affiant

Subscribed and sworn to before me this 17 day of February, 2026.

Kimberly Allysabeth Griffin

Notary Public

My Commission Expires: 7/6/2026

KIMBERLY ALLYSABETH GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Avondale Park, Phase I, Section 4, of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole M. Giapoutzis, a single woman by deed from Bryan Hay and Krystal Hay, husband and wife, dated June 18, 2015, of record in Instrument No. 20150622-0059687, Register's Office for Davidson County, Tennessee. The property was further conveyed to Nicole M. Giapoutzis and Max P. Healy, as joint tenants with the right of survivorship by deed from Nicole M. Giapoutzis, a single person, dated June 18, 2015, of record in Instrument No. 20150625-0060922, said Register's Office.

The said Nicole M. Giapoutzis is now known as Nicole M. Healy.

Being the same property conveyed to T. Lee Sherbakoff and Charla L. Sherbakoff, husband and wife, by deed from Nicole M. Healy and Max P. Healy, wife and husband, dated July 31, 2024, and recorded on July 31, 2024, of record in Instrument No. 202407310058047, of record in Instrument No. 20150622-0059687, Register's Office for Davidson County, Tennessee.

Property being also known as 780 Gloucester Lane, Nashville, TN 37221.

True Copy Certification

I, Jennifer Jones, 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 February 17, 2026.

Affiant Signature (Authorized Agent of LeConte Title, LLC)

Date: February 18, 2026

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, Kimberly Allysabeth Griffin, a Notary Public for said State and County, Jennifer Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 18th day of February, 2026.

Notary's Signature

My Commission Expires: 7/6/2026

KIMBERLY ALLYSABETH GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY