Karen Johnson Davidson County
Batch# 1387193 DEEDQC
03/02/2026 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0016318

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
John Lessard Jr. **Haley Sharp** **1000 11th Avenue North** **Nashville, TN 37208**	**New Owner**	**081-16-0-599.00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John Lessard Jr., an unmarried man, (hereinafter called the **"Grantor"**), hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto John Lessard, Jr., and Haley Sharp, husband and wife (hereinafter called the **"Grantees"**), their heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 20 and 21, on the Plan of B.W. Hall's Addition to North Nashville, as shown on plat of record in Book 17, Page 261, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at the Northeast corner of Eleventh Avenue North, formerly Cumberland Street and Jackson Street; thence Northwardly along the East side of Eleventh Avenue North, 42 feet; thence Eastwardly parallel to Jackson Street, 100 feet; thence Southwardly parallel to Eleventh Avenue North, and with the easterly line of said Lot Nos 20 & 21, 42 feet to Jackson Street; thence Westwardly with the northerly margin of Jackson Street, 100 feet to the beginning.

Being the same property conveyed to John Lessard, an unmarried man by Warranty deed from Sagar Onta and Bhumika Piya, husband and wife of record in Instrument No. 20171025-0109605 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 25, 2017.

The said John Lessard, Jr. and John Lessard are one in the same person. See Scrivener's Affidavit of record in Instrument No. 20260220-0013809.

This property is known as **1000 11th Avenue North, Nashville, TN 37208**.

WITNESS, the hand of the undersigned this **23rd day of February, 2026.**

John Lessard Jr.

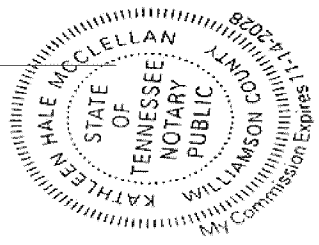
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John Lessard Jr. , the within named bargainor, 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, at office, this **23rd day of February, 2026**.

My commission expires:_____

Notary Public



STATE OF TENNESSEE
COUNTY OF Williamson

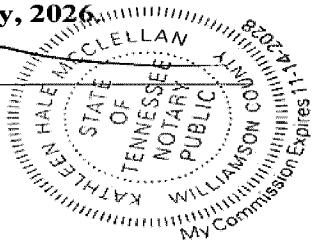
The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this **23rd day of February, 2026.**

My commission expires:_____

Notary Public



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/23/2026.

Date

Affiant Signature

2/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of February, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

