Karen Johnson Davidson County
Batch# 1387935 DEEDQC
03/04/2026 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017112

This Instrument Was Prepared By:
Connor D. McDonald
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Ted Anthony Clark, Affiant

Subscribed and sworn to before me this 30th day of December, 2025.

Notary Public
My Commission Expires: 3/3/26

CONNOR D. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Ted Anthony Clark, Trustee 1124 B Sharpe Ave. Nashville, TN 37206	Same	083 01 OM 002.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Ted Clark, an unmarried man,** the "**Grantor**", does hereby convey and quitclaim unto **Ted Anthony Clark, Trustee of the Ted Clark 2025 Revocable Trust dated December 2, 2025**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 30th day of December, 2025.

Ted Clark

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Connor McDonald, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Ted Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 30th day of December, 2025.

CONNOR D. McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

Notary Public

My Commission Expires: 3/3/26

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B 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, 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 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, 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 Ted Clark, an unmarried man, by Warranty Deed from American Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20220610-0066143 dated May 27, 2022, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1124 B Sharpe Ave., Nashville, Tennessee 37206.

This legal description is the same as from the previous deed of record.

CONSIDER: 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 AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Connor D. McDonald,** 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 December 30 2025 (date of document).

Affiant Signature

December 30, 2025
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

