3

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 308
NASHVILLE, TN 37215

This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25353-CC

Karen Johnson
Batch # 1391451
03/11/2026 10:40:19 AM
Fees: $13.00 Taxes: $2,164.50

Davidson County
DEEDWARR
2 pgs

20260311-0019340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2026.

Notary Public
My Commission Expires: 11/2/2026

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Sharp Family Revocable Living Trust Agreement 4806 Kintore Drive Nolensville, TN 37135	New Owner	187-09-0A-099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ON POINT CONSTRUCTION COMPANY, INC.**, a Tennessee corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK E. SHARP AND JENNIFER H. SHARPE, TRUSTEES OF THE SHARP FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 27, 2016**, hereinafter called the Grantee, it's successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 99, Phase Six, Section One, Burkitt Village, according to survey and plat of same appearing of record in Instrument No. 20210421-0053389, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to On Point Construction Company, Inc., a Tennessee corporation by Quitclaim Deed from Kiddsroad, LLC, a Tennessee limited liability company, dated September 17, 2025, recorded October 1, 2025, of record in Instrument No. 20251001-0078296, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Kiddsroad, LLC, a Tennessee limited liability company by Quitclaim Deed from Y&H, a Tennessee general partnership, dated January 30, 2019, recorded January 30, 2019, of record in Instrument No. 20190130-0009076, said Register's Office.

This is improved property located at: 4806 Kintore Drive, Nolensville, TN 37135

This conveyance is made subject to 1) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, as supplemented and amended in Instrument No. 20140814-073542; Instrument No. 20140310-0020071; Instrument No. 20150227-0017002; Instrument No. 20161118-0122034; as corrected in Instrument No. 20161130-0125372; and further as amended in Instrument No. 20161118-0122035; as corrected in Instrument No. 20161130-0125373; and as further amended in Instrument No. 20161118-0122036; Instrument No. 20170504-0044438; Instrument No. 20170720-0073493; Instrument No. 20170720-0073494; Instrument No. 20171108-0114807; Instrument No. 20180622-0060478; Instrument No. 20181204-0118306; Instrument No. 2019072-0074339; Instrument No. 20200909-0102654; Instrument No. 20200921-0107902; Instrument No. 20210129-0013675; Instrument No. 20210601-0072620; and in Instrument No. 20210129-0013675, Register's Office for Davidson County, Tennessee; 2) Property taxes for the year 2026, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying it's prorated share thereof to the Grantee who will be responsible for payment of said taxes; 3) all applicable zoning ordinances; 4) utility, sewer, drainage and other easements of record; 5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 6) building restrictions; and 7) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2026.

GRANTOR:

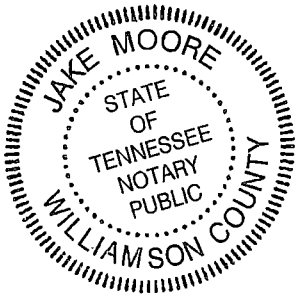
On Point Construction Company, Inc.,
a Tennessee corporation

By: _____
Karen Yazdian, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen Yazdian, 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 that she is the President of On Point Construction Company, Inc., the maker, a Tennessee corporation, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2026.



_____
Notary Public
My Commission expires: 9-11-26