Return to end

Prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 18th day of March, 2026.

Notary Public
My commission expires: 09/07/2026

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1395389
03/20/2026 10:39:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260320-0022317

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cory Landon Sharp, Trustee Raquel Renee Sharp, Trustee 1312 Hadley Avenue Old Hickory, TN 37138	New Owner	05303016300

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Cory Landon Sharp and Raquel Sharp, husband and wife,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Cory Landon Sharp and Raquel Renee Sharp, Co-Trustees, or their successor trustees in interest as they may appear, of The Cory and Raquel Sharp Living Trust, u/a dated March 18, 2026, and any amendments and/or restatements thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 4 of Section C, Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cory Landon Sharp and Raquel Sharp, husband and wife, by Deed from Daryl Sharp Executor to the Estate of Max L. Abel, dated April 22, 2022, recorded May 26, 2022, in Instrument No. 20220526-0061036 Office of the

Register of Deeds of Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(vi) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their revocable living trust.

This is improved property known as 1312 Hadley Avenue, Old Hickory, Tennessee 37138.

Witness my hand this 18th day of March, 2026.

Cory Landon Sharp

Raquel Sharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Cory Landon Sharp** and **Raquel Sharp**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2026.

Notary Public

My commission expires: 09/07/2026

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON