RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1408129
04/20/2026 07:57:28 AM
Fees: $13.00 Taxes: $3,075.63

Davidson County
DEEDWARR
2 pgs

20260420-0031826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: Commission Expires 10-22-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia E. Becker and Phillip M. Becker	NEW OWNER	
(NAME)	(NAME)	
6387 Pettus Road		18100022700
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK E. SHARP AND JENNIFER H. SHARP, TRUSTEES, SHARP FAMILY REVOCABLE AND LIVING TRUST DATED JUNE 27, 2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA E. BECKER AND PHILLIP M. BECKER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 1, on the Plan of F. A. Hawkins Subdivision as of record in Plat Book 8250, Page 766, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Forrest Allen Hawkins and wife, June K. Hawkins by Warranty Deed from Frances C. Rose, dated April 10, 1973 in Book 4697, Page 697, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark Edward Sharp and wife, Jennifer Hawkins Sharp, by Quitclaim Deed from Forrest Allen Hawkins and wife, June K. Hawkins, dated July 2, 1997 and recorded July 2, 1997 in Book 10515, Page 413, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark E. Sharp and Jennifer H. Sharp, Trustees of the Sharp Family Revocable Living Trust Agreement dated June 27, 2016 by Quitclaim Deed from Mark Edward Sharp and wife, Jennifer Hawkins Sharp, dated June 27, 2016 and recorded July 1, 2016 in Instrument No. 20160701-0067848, Register's Office of Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 6387 Pettus Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of April, 2026

SHARP FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 27, 2016

BY: Mark E. Sharp, Trustee
MARK E. SHARP, TRUSTEE

BY: Jennifer H. Sharp, Trustee
JENNIFER H. SHARP, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mark E. Sharp and Jennifer H. Sharp with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of Sharp Family Revocable Living Trust Agreement dated June 27, 2016, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 16 day of April, 2026.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

Notary Public