Karen Johnson Davidson County
Batch# 1411735 DEEDQC
04/27/2026 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260427-0036263

# QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Sedgwick

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Christopher Lee Graham Dawn Dianne Owen Graham

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2026.

Kay A Koehler
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KAY A KOEHLER
Notary Public, State of Kansas
My Appointment Expires
4/9/2029

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

**THIS INSTRUMENT WAS PREPARED BY**
**SoBro Law Group, PLLC**
101 Lea Avenue, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **2128 Sharondale Drive Lot 4 & 6 LLC** | OLD NATIONAL BANK | 117-03-0-140.00 |
| (NAME) **188 FRONT ST. STE 116 PMB 44** | (NAME) ONE MAIN STREET | |
| (ADDRESS) **FRANKLIN, TN 37064** | (ADDRESS) EVANSVILLE, IN 47708 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF ZERO DOLLARS PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **DAWN DIANNE OWEN GRAHAM AND CHRISTOPHER LEE GRAHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **2128 SHARONDALE DRIVE LOT 4 & 6 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ALL OF THEIR INTEREST IN 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. 4 on the Plan of Sharondale Drive Subdivision of record in Plat Book 6050, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan refrence is hereby made for more complete description of the proeprty.

Being the same property conveyed to Dawn Diane Owen Graham and Christopher Lee Graham, as joint tenants with rights of survivorship, by Warranty deed from Sharondale Development Holdings, LLC, a Tennessee limited liability company, as recorded in Instrument No. 20251211-0098895, dated November 24, 2025, and recorded on December 11, 2025.

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 ☒ property, known as 2128 Sharondale Dr. Lot 4 Units G & H, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 11th day of February, 2026.

**GRANTORS:**

Dawn Dianne Owen Graham

**DAWN DIANNE OWEN GRAHAM**

**CHRISTOPHER LEE GRAHAM**

STATE OF ~~TENNESSEE~~ Kansas

COUNTY OF Sedgwick

On this the 11th day of February, 2026, before me personally appeared Dawn Dianne Owen Graham and Christopher Lee Graham, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of February, 2026.

My Commission Expires: 4/9/2029

Kay A. Koehler

Notary Public

KAY A KOEHLER
Notary Public, State of Kansas
My Appointment Expires
4/9/2029

Certificate of Authenticity

I Elizabeth Gracyalny, 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 April 27, 2026.

Elizabeth Gracyalny
Affiant Signature

4/27/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27 day of April, 2026.

Notary's Signature

My Commission Expires: 11.14.2029

Notary's Seal

ERIN HASELTINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2029