Karen Johnson Davidson County
Batch# 1412088 DEEDQC
04/28/2026 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260428-0036888

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1013 Sharpe, LLC 1013 Sharpe Ave Nashville, TN 37206	1013 Sharpe, LLC 2310 10th Ave S Nashville, TN 37204	083-01-0-110.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christopher Steven Maples,** by these presents does hereby quitclaim and convey unto **1013 Sharpe Ave, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 40 & the Westerly 8" of Lot 41, Jones & Bradford Subdivision, as of record in Plat Book 161, Page 142, Register's Office of Davidson County, Tennessee.

Said Lot 40 & the westerly 8" of Lot 41 front together 50.67 feet along the northerly margin of W. Sharpe Avenue and run back between parallel lines 154.5 feet to an alley, according to a survey made by Wright & Associates, 2716 Crestdale Drive, Nashville, Tennessee 37214, Licence #1014, Survey dated June 29, 1990.

Being the same property conveyed to Christopher Steven Maples by Warranty Deed from from Dibrell B. Morford dated April 16, 2026 and recorded April 21, 2026 in Instrument No. 20260421-0032599, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24 day of April, 2026.

Christopher Steven Maples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Steven Maples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of April, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24 day of April 2026.

Affiant

My commission expires: 9/3/2029
(Affix Seal)

Notary Public

ALEXA ZAROZNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 24. 2026

Affiant Signature

28th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202604280036888