Karen Johnson Davidson County
Batch# 1424053 DEEDQC
05/21/2026 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260521-0046684

This Instrument was Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T. Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bill(s) To:	Map & Parcel No.:
2526 Sharondale, LLC 105 SE Parkway Suite 102 Franklin, TN 37064	New Owner	104-14-0-018.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PAUL OZZIMO AND JULIE A. OZZIMO, TRUSTEES OF THE OZZIMO FAMILY TRUST DATED APRIL 11, 2011**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **2526 SHARONDALE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See attached **Exhibit A**, which is incorporated herein by reference.

This is "Improved" property known as **2526 Sharondale Drive, Nashville, TN 37215**. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description has been supplied by a third party and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed on 21 day of May, 2026.

Grantors:
Ozzimo Family Trust dated April 11, 2011

By: Paul Ozzimo
Its: Trustee

By: Julie A. Ozzimo
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paul Ozzimo and Julie A. Ozzimo, Trustees of the Ozzimo Family Trust dated April 11, 2011, and any amendments thereto, the within named bargainor, 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, at office, this 21 day of May, 2026.

Notary Public

My commission expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 21 day of May, 2026.

Notary Public

My Commission Expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

Exhibit A

The property is situated in Davidson County, Tennessee, and is described as follows (per the deed body on page 1 and full Exhibit A on page 4):

TRACT NO. I: Being part of Lot No. 21 on the plan of Sharondale, of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at an iron stake in the east margin of Sharondale Drive at the north-west corner of the property conveyed to Mrs. W. H. Washington, by deed from Mrs. S. S. Roche, of record in Book 1195 Page 11, said Register's Office; THENCE with Sharondale Drive North 1 degree 37 minutes East 177.5 feet; THENCE North 71 degrees 36 minutes East 149 feet to an iron stake; THENCE South 0 degrees 57 minutes West 151.55 feet to an iron stake; THENCE South 62 degrees 50 minutes West 161 feet to the beginning.

TRACT NO. II: Being part of Lot No. 3 on the plan of Bransford Realty Company's subdivision of the Edgar Jones Quarry Lot in Sharondale Subdivision, of record in Plat Book 421, Page 55, said Register's Office, and described as follows:

BEGINNING on the easterly margin of Sharondale Drive at an iron stake in the southwest corner of the N. E. S. property; THENCE North 82 degrees 0 minutes East 399.83 feet to an iron stake, in the north line of Lot No. 21 Sharondale Subdivision; THENCE along said line South 71 degrees 36 minutes West 420.64 feet to a point in the east margin of Sharondale Drive; THENCE along said drive, North 1 degree 36 minutes East 76.74 feet to the point of beginning.

Included in the foregoing description, but expressly excluded therefrom, is property conveyed by the following, all of record in the Register's Office of Davidson County, Tennessee:

1. Deed to State of Tennessee, in Book 4814, Page 302; and

2. Deed to State of Tennessee, in Book 6671 and Page 793.

Being the same property conveyed to PAUL OZZIMO AND JULIE A. OZZIMO, TRUSTEES OF THE OZZIMO FAMILY TRUST DATED APRIL 11, 2011, by deed from SHARONDALE DRIVE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 56.08% UNDIVIDED INTEREST, AND BRIAN MOBLEY AND MICHELLE MOBLEY, AS TO A 43.92% UNDIVIDED INTEREST, of record in Instrument No. 20260427-0036607, dated April 17, 2026, said Register's Office.

True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on May 21, 2026.

Signature

5/21/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

5-21-26
Date

My Commission Expires: 2-17-30

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY