Karen Johnson Davidson County
Batch# 1429780 DEEDQC
06/09/2026 11:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260609-0051970

This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owner:	Send Tax Bills to:	Map & Parcel:
The Paul & Lindsay Pearse Living Trust (2026) 219 Sterling Point Circle Nashville, TN 37209	New Owner	091 10 0V 016.00-CO

QUITCLAIM DEED

This Quitclaim Deed is made this 4th day of June 2026, by Paul James Pearse and Lindsay J. Pearse, Grantors, of the City of Nashville, County of Davidson, State of Tennessee, to **The Paul & Lindsay Pearse Living Trust (2026) U/A/D June 4, 2026,** Grantee, of the City of Nashville, County of Davidson, State of Tennessee.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **The Paul & Lindsay Pearse Living Trust (2026) U/A/D June 4, 2026**, all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 219 Sterling Point Circle, Nashville, Tennessee 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantors intend to retain the tenancy by the entirety status of this real property pursuant to T.C.A. § 35-15-510.

In witness, Grantors have executed this deed on the date first written above.

Paul James Pearse, Grantor

Lindsay J. Pearse, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Paul James Pearse**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Lindsay J. Pearse**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value for this transfer is $0.00.

Paul James Pearse, Trustee

Sworn to and subscribed before ~~me~~ this 4th day of June 2026.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A — Property Description

Land in Davidson County, Tennessee, being Unit 16, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record as Instrument No.20180806-0077219 and First Amendment record in Instrument No. 20180808-0078139 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul James Pearse and Lindsay J. Pearse, husband and wife, by Warranty Deed dated February 1, 2021, from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210202-0015160, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Quitclaim deed from Woodland Street Partners, LLC of record in Instrument No. 20180713-0067876 Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 13, 2018.

Being part of the same property conveyed to Woodland Street Partners, LLC by Warranty deed from L.A.N.D. Group, LLC of record in Instrument No. 20170109-0002545 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 09, 2017.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 June 4, 2026.

J. Michael Robbins

6-4-26
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 4th day of June 2026.

Notary Public

My Commission Expires: 5-14-29

