Karen Johnson Davidson County
Batch# 1455923 DEEDWARR
08/05/2026 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260805-0072145

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027

DEED CREATING TENANCY BY THE ENTIRETY

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Andrea Pegg Sparks, Affiant

Subscribed and sworn to before me,
this 4th day of August, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2029

Notary Public
My Commission Expires: 5/29/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
James Stephen Sparks and Andrea Pegg Sparks 5604 Trousdale Drive Brentwood, TN 37027	James Stephen Sparks and Andrea Pegg Sparks 5604 Trousdale Drive Brentwood, TN 37027	Map 160-11 Parcel 76.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, , **JAMES S. SPARKS** and wife, **ANDREA PEGG SPARKS**, formerly known as Andrea D. Pegg, (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JAMES STEPHEN SPARKS and ANDREA PEGG SPARKS**, husband and wife, as tenants by the entirety (collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Hearthstone, Phase 9, as of record in Book 6900, Page 374 and as corrected in Book 7334, Page 188, Register's

Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James S. Sparks and Andrea D. Pegg from Shin Ujihara and wife, Junko Ujihara, by Warranty Deed dated May 10, 2001, recorded as Instrument Number 20010516-0050841, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record.

This is improved property commonly known as 5604 Trousdale Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves and their successors and representatives to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This deed is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Grantee.

[Signatures on the following page]

SIGNED this the 4th day of August, 2026.

JAMES S. SPARKS

ANDREA PEGG SPARKS, formerly known as Andrea D. Pegg

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES S. SPARKS** and wife, **ANDREA PEGG SPARKS** (formerly known as Andrea D. Pegg), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath stated that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 4th day of August, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 August 4, 2026

8/4/2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of August, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029