THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Hayes Law, PLLC
112 Westwood Place, Suite 310
Brentwood, Tennessee 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1456312 DEEDWARR
08/06/2026 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260806-0072635

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Andrea Pegg Sparks, as Co-Trustee, 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-

Notary Public
My Commission Expires: 4/29/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
James Stephen Sparks and Andrea Pegg Sparks, Co-Trustees of the Stephen and Andrea Sparks Revocable Trust u/a dtd. August 4, 2026 5604 Trousdale Drive Brentwood, TN 37027	James Stephen Sparks and Andrea Pegg Sparks, Co-Trustees of the Stephen and Andrea Sparks Revocable Trust u/a dtd. August 4, 2026 5604 Trousdale Drive Brentwood, TN 37027	Map 160-11 Parcel 76.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JAMES STEPHEN SPARKS and ANDREA PEGG SPARKS**, husband and wife, (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JAMES STEPHEN SPARKS and ANDREA PEGG SPARKS, as Co-Trustees of the STEPHEN AND ANDREA SPARKS REVOCABLE TRUST under agreement dated August 4, 2026** (the "Grantee"), its 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 by James S. Sparks and wife, Andrea Pegg Sparks (formerly known as Andrea D. Pegg) to James Stephen Sparks and Andrea Pegg Sparks, husband and wife, by deed to create tenancy by the entirety dated August 4, 2026, of record as Instrument Number 20260805-0072145, in the 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, its 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, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its 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 transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page]

SIGNED this the 4th day of August, 2026.

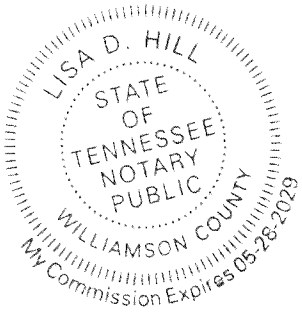
JAMES STEPHEN SPARKS

ANDREA PEGG SPARKS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES STEPHEN SPARKS** and wife, **ANDREA PEGG SPARKS**, 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.



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

8-6-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 6th 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