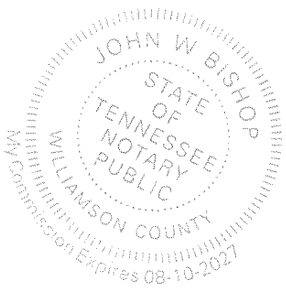
Karen Johnson Davidson County
Batch# 1456490 DEEDWARR
08/07/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,926.70
20260807-0072916

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $791,000.00.

Affiant

Subscribed and sworn to me on 08/03/2026.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thanh Tan Nguyen, Jr. and Ha Thi Ngan Nguyen 4905 Manassas Circle Brentwood, TN 37027	Freedom Mortgage Corporation 951 Yamato Road Suite 175 Boca Raton, FL 33431	171-03-0A-073.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grayson Gates Sharpe and Jessica Mezzanotte Sharpe, Trustees of THE SHARPE FAMILY REVOCABLE TRUST dated June 3, 2025, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Thanh Tan Nguyen, Jr. and Ha Thi NganNguyen, a married couple, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of SECTION THREE, FREDERICKSBURG, of record in Plat Book 7900, Page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Grayson Gates Sharpe** and **Jessica Mezzanotte Sharpe**, husband and wife, by Warranty Deed dated May 6, 2022, from Peter Falkenberg and wife, Janie L. Falkenberg, of record in Instrument No. 20220517-0057067, in the Register's Office for Davidson County, Tennessee.
>
> FURTHER being the same property conveyed to GRAYSON GATES SHARPE and JESSICA MEZZANOTTE SHARPE, Trustees of THE SHARPE FAMILY REVOCABLE TRUST dated June 3, 2025, by Warranty Deed from Grayson Gates Sharpe and Jessica Mezzanotte Sharpe, husband and wife, of record in Instrument No. 20250605-0044120, in the Register's Office for Williamson County, Tennessee, dated June 3, 2025, and recorded on June 5, 2025.
>
> This is Improved property, known as 4905 Manassas Circle, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on 08/03/2026.

Sharpe Family Revocable Trust
dated June 3, 2025

By: GRAYSON GATES SHARPE
Its: Trustee

By: JESSICA MEZZANOTTE SHARPE
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/03/2026, before me, the undersigned Notary Public, personally appeared, GRAYSON GATES SHARPE and JESSICA MEZZANOTTE SHARPE, known to me (or proved to me on the basis of satisfactory evidence), to be the trustees of the Sharpe Family Revocable Trust dated June 3, 2025, the within named bargainors, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Sharpe Family Revocable Trust dated June 3, 2025, by themselves as such trustees.

Witness my hand and official seal on 08/03/2026.

NOTARY PUBLIC

My Commission Expires: 9/3/29

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of August, 2026.

Affiant Signature

Date 8/30/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

