THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855394**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$575~~5,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2026. Notary Public My Commission Expires:

Karen Johnson
Batch # 1462926
08/24/2026 02:16:40 PM
Fees: $13.00 Taxes: $2,127.50
20260824-0078387

Davidson County
DEEDWARR
2 pgs

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

WARRANTY DEED

Address New Owner: Patrick M Whelan Revocable Trust 1653 Glenridge Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 13 0B 135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Sharpe, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick M., Whelan, Trustee of the Patrick M. Whelan Revocable Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 135, FIRST REVISION, RIVERSIDE, PHASE 3 as shown on plat of record in Instrument No. 20010404-0032691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Sharpe and Charlotte Sharpe, husband and wife, by Warranty Deed from William Jefferson Woody and Jason Warner Woody, of record in Instrument No. 20190702-0064509, in the Register's Office of Davidson County, Tennessee, dated July 01, 2019, and recorded on July 02, 2019. The said Charlotte Sharpe died on December 22, 2020, leaving John Sharpe as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, RIVERSIDE, PHASE 3, as recorded in Instrument No. 20010404-0032691 and Revising the Instrument No. 20001208-0121080.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I & BOUNDARY PLAT OF RIVERSIDE, as recorded in Plat Book 6900, Page 490, 491 & 492.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7185, Page 619; Book 7405, Page 780, as Amended in Instrument No. 20040419-0044162 and Instrument No. 20091204-0111306 and Consent to Continue Existence recorded in Instrument No. 20091124-0108147.

Agreement as set forth in instrument recorded in Book 7400, Page 645.

Charter for Riverside Homeowners Association recorded as Book 7829, page 703.

This is improved property located at 1653 Glenridge Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2026.

John Sharpe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Sharpe, 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 21st day of August, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028