THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 NATALI EFSTATHIOU, AFFIANT Subscribed and sworn to before me, this 21 day of January 2026. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

Karen Johnson
Batch # 1378355
02/09/2026 02:24:47 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260209-0009556

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
NATALI EFSTATHIOU and ASHLEY N. SPARKS, TRUSTEES 1316 Olympia Road Venice, Florida 34293	New Owner	Map and Parcel No.: 092 02 0 379.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Natali Efstathiou, a married woman, ("Grantor") do hereby quitclaim, transfer and convey unto Natali Efstathiou and Ashley N. Sparks, Trustees of The Efstathiou – Sparks Revocable Trust created September 11, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2406 Alameda Street, Nashville, Tennessee 37208, and more particularly described as follows:

BEING Lot (83) in Block (1) One Hefferman Addition to Nashville. Said lot eight-three (83) fronts fifty (50) feet on the north side of Alameda Street and extends back northwardly between parallel lines 140 feet to a 15-foot alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being the same property conveyed to Natali Efstathiou, a married woman, from Joseph Branch, married, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20180705-0065090.

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

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21 day of January 2026.

Natali Efstathiou, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Natali Efstathiou**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of January 2026.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027