THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 11th day of February, 2026* *Notary Public* *My commission expires: 5/21/28*

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner:
The Beauregard Family Trust
Charles E. Beauregard Sr. and Irene Beauregard, Trustees
218 Norfolk Lane
Nolensville, TN 37135

Karen Johnson Davidson County
Batch # 1380667 DEEDQC
02/13/2026 10:58:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260213-0011647

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
287 Tampa Drive Nashville, TN 37211	133 16 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES E. BEAUREGARD AND IRENE BEAUREGARD, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE BEAUREGARD FAMILY TRUST, CHARLES E. BEAUREGARD SR. AND IRENE BEAUREGARD, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of Kenilworth Estates, Section 3, of record in Plat Book 2900, Page 150, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles E. Beauregard and Irene Beauregard, husband and wife, from Brent Pearson and Vicki Pearson, husband and wife, by Deed dated April 10, 1978, Book 5272, Page 932, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

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

WITNESS my hand this 11th day of February, 2026.

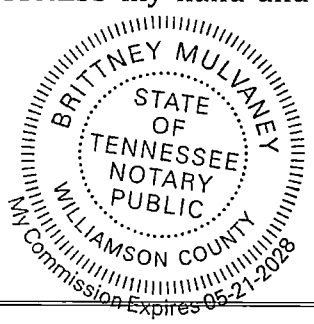
CHARLES E. BEAUREGARD

IRENE BEAUREGARD

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CHARLES E. BEAUREGARD AND IRENE BEAUREGARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC