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 Karen Marie Harder KAREN MARIE HARDER, AFFIANT Subscribed and sworn to before me, this 16th day of February 2026. Maria Guillen NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

Karen Johnson
Batch # 1382762
02/19/2026 09:54:35 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260219-0013197

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KAREN M. HARDER, TRUSTEE 2114 Kirkwall Drive Nolensville, TN 37135	New Owner	Map and Parcel No.: 187-09-A-288.00 CO

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, **Karen Marie Harder, a single person**, ("Grantor") do hereby quitclaim, transfer and convey unto **Karen M. Harder, Trustee of the Karen M. Harder Revocable Trust, dated February 5, 2026,** 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 2114 Kirkwall Drive, Nolensville, Tennessee 37135, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 288, as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Karen Marie Harder, a single person, from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20160315-0024552.

The conveyance of the above-described parcel of land is subject to the following:

1. Prior year Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. of record in Book 8844, page 881 and 884 and Instrument No. 20090730-0071373, Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record in as Instrument No. 20130717-0074035, Register's Office for Davidson County, Tennessee, together with the By-Laws for the Burkitt Village Homeowners Association, Inc., attached as Exhibit "C" therein to which reference is hereby made for more particulars as if copied verbatim.
4. Charter of Burkitt Village Homeowners Association, Inc., of record as Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
5. First Supplement to Declaration of Covenants, Conditions, and Restrictions for Burkitt Village of record in Instrument No 20140310-0020071, said Register's Office.
6. Second Supplement to Declaration of Covenants, Conditions, and Restrictions for Burkitt Village of record in Instrument No. 2014081-0073542, said Register's Office.
7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20130724-0076308, Register's Office for Davidson County, Tennessee.
9. 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.

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 16th day of February 2026.

Karen Marie Harder

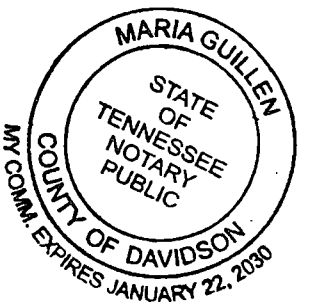
Karen Marie Harder, Grantor

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 **Karen Marie Harder**, 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 16th day of February 2026.



Maria Guillen

Notary Public

My Commission Expires: 01/22/30