***This Quitclaim Deed was prepared from information furnished from t

Karen Johnson
Batch # 1382858
02/19/2026 01:13:40 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260219-0013326

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 19th day of Feb, 2026.

NOTARY PUBLIC
My Commission Expires: 09/03/29

ADDRESS OF NEW OWNER:
The 25 Highway 100 Trust
7825 Highway 100
Nashville, TN 37221

SEND TAX BILLS TO:
SAME

Map/Parcel:
Part of 150 04 000

HOWARD TAFT DODD IV
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires Sept. 3, 2029

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Karen L. Marbery, unmarried,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Robert Doyle Gwinn, Trustee of The 25 Highway 100 Trust dated January 20, 2026,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the County of Davidson, State of Tennessee more particularly described as follows, to wit:.

> Land in Davidson County, Tennessee, being Lot 1 on the Final Plat Subdivision of the Karen L. Maybery Property of record in Instrument # 202512030095779, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Karen L. Maybery, unmarried by Deed from Nancy A. Tidwell, unmarried of record in Instrument #200309100132340, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate description thereof.

This is improved property known as 7825 Highway 100, Nashville, TN 37221.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 19 day of Feb., 2026.

Karen L Maybery

Karen L. Maybery

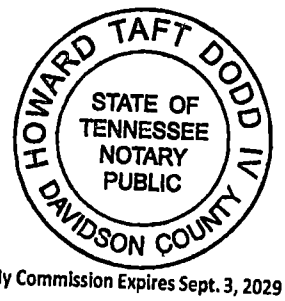
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State mentioned, personally appeared Karen L. Maybery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 19 day of Feb, 2026.

Howard Taft Dodd, IV

Notary Public
My Commission Expires: 09/03/29



My Commission Expires Sept. 3, 2029