THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $-0-

Stephen Bashipaka
Affiant

Subscribed and sworn to before me, this 27th day of February, 2026.

Edie Sutherland
Notary Public
My commission expires: 8/01/2029

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson
Batch # 1386526
02/27/2026 11:54:55 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260227-0015683

Address of New Owner:	Send Tax Bills to:	Tax Information:
Restore Homes, LLC 409 Chelsey Cv Franklin, TN 37064	New Owner	043-09-0-175.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, I, **Stephen Bashipaka, married**, Grantor, by these presents, do hereby quitclaim and convey unto **Restore Homes, LLC, a Tennessee Limited Liability Company**, hereinafter the Grantees, all of our right, title and interest in and to the following tract or parcel of land in Sumner County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 of Block "C" on the plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 101 feet on the northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a deadline.

BEING the same property conveyed to J.C. Broadrick and wife, Dorothy Broadrick by Deed from Jennie Marie Yow and husband, A.E. Yow, dated 9/8/1946 and recorded 9/17/1946 in Book 1417, Page 223, Register's Office for Davidson County, Tennessee. The said J.C. Broadrick a/k/a J.C. Broadrick Sr. appears to have since died on 4/25/1988, leaving his wife, Dorothy Broadrick as the surviving spouse. The said Dorothy Broadrick having since died on 2/11/1992, with her estate probated in Davidson County under Case No. 98748. She devised the subject property to her children, equally, share and share alike. Her children being listed as follows: James C. Broadrick, Jr. a/k/a J.C. Broadrick, Jr., Larry Wayne Broadrick and Katrina Broadrick Upton. Larry Wayne Broadrick was appointed as the Executor of the estate. The said James C. Broadrick, Jr. a/k/a J.C. Broadrick having since died on 8/12/2021, leaving his

wife, Colette Broadrick and four children, being Jay Broadrick, Jr., Diane Burden, Wally Broadrick and Amy Hurd as his heirs at law. See Affidavits of Heirship of Record in Instrument No. 20260202-0007108 and 20260202-0007109, Register's Office of Davidson County, Tennessee. The said Larry Wayne Broadrick having since died on 4/18/2024, leaving his wife, Margie Broadrick and son, Daniel Justin Broadrick as his heirs at law. See Affidavits of Heirship of record in Instrument No. 20260202-0007110 and 20260202-0007111, Register's Office of Davidson County, Tennessee. Property now vests as follows: 1/3 interest in Katrina Broadrick Upton; 1/3 interest in the heirs of James C. Broadrick, Jr., being Colette Broadrick and four kids, being Jay Broadrick, Jr., Diane Burden, Wally Broadrick and Amy Hurd; and a 1/3 interest in the heirs of Larry Wayne Broadrick, being Margie Broadrick and son, Daniel Justin Broadrick.

BEING the same property conveyed to Stephen Bashipaka, married by Warranty Deed from Colette Broadrick, Jay Broadrick, Diane Burden, Wally Broadrick, Amy Hurd, Daniel Justin, Broadrick, Margie Broadrick and Katrina Broadrick Upton, dated 01/23/2026 and recorded 02/02/2026 of Record in Instrument No. 20260202-0007112, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 233 Dupont Avenue, Madison, TN 37115

Witness my hand this 27 day of February, 2026.

Stephen Bashipaka

Stephen Bashipaka

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Stephen Bashipaka**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2026.

Edie Sutherland

Notary Public:
Commission Expires: 8/1/2029

