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 MASHBURN, AFFIANT

Subscribed and sworn to before me, this 25th day of ~~April~~ Feb. 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 Davidson County
Batch # 1389134 DEEDQC
03/05/2026 03:50:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260305-0017891

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KAREN ELIZABETH MASHBURN, TRUSTEE 3624 Bowlingate Lane Nashville, TN 37215	New Owner	Map and Parcel No.: 117 05 0A 007.00

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, Karen Mashburn, ("Grantor") do hereby quitclaim, transfer and convey unto Karen Elizabeth Mashburn, Trustee of the Karen Elizabeth Mashburn Revocable Trust, created April 23, 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 3624 Bowlingate Lane, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, Lot 7, A Planned Unit Development, Bowlingate, as shown on plat of record in Plat Book 6250, Page 844, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karen Mashburn, a single woman, from EPH 2 Assets, LLC, a Delaware Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20221230-0134129.

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 25TH day of FEB. 2026.

Karen Mashburn, 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 Mashburn**, 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 25TH day of FEB. 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