REGISTER'S USE ONLY:

Karen Johnson
Batch # 1410236
04/23/2026 08:51:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260423-0033566

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Laura E Bilbrey
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10th DAY OF April, 2026.

NOTARY PUBLIC
COMMISSION EXPIRES: 7/2/2029

BRIAN LEWIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/02/2029 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Laura E. Bilbrey
605 Rivercrest Way
Nashville, TN 37214

NEW OWNER:
Laura E. Bilbrey
605 Rivercrest Way
Nashville, TN 37214

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 10th day of April, 2026 ("EFFECTIVE DATE") between the LAURA E. BILBREY AS TRUSTEE OF THE LAURA E. BILBREY REVOCABLE TRUST UAD March 4, 2022 (hereinafter referred to as "GRANTOR") and LAURA E. BILBREY (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 21 on the Plan of First Revision River Crest of record in Plat Book 9700, Pages 457, 465 and 466 and in Instrument No. 2000703-0065654 , in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Laura E. Bilbrey by Warranty Deed from L&L TN R LLC and IRA Innovations LLC FBO James M. Maitland, IRA dated October 9, 2020 and filed October 15, 2020 filed in Instrument No. 20201015-0120167, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Laura E. Bilbrey Revocable Trust UAD March 4, 2022 by Warranty Deed from Laura E. Bilbrey dated March 4, 2022 and filed March 11, 2022 filed in Instrument No. 20220311-0028724, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 085 14 0A 021.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 605 Rivercrest Way, Nashville, TN 37214.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the 10th day of April, 2026.

LAURA E. BILBREY REVOCABLE TRUST
UAD March 4, 2022

BY: Laura E Bilbrey
Laura E. Bilbrey, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Laura E. Bilbrey, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Trustee of LAURA E. BILBREY REVOCABLE TRUST UAD March 4, 2022, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the trust by him or herself as such trustee.

Witness my hand and seal at office in the aforesaid state and county this 10th day of April, 2026.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 7/2/2029