QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF APRIL, 2026. Notary Public COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1410254 DEEDQC
04/23/2026 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260423-0033619

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY — ROXANN UNDERWOOD
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY:
VENTURE LAW, PLLC, 1104 Fatherland Street, Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
ERB Revocable Trust dated April 9, 2026	**SAME**	**082-13-0-049.00** **082-13-0-050.00** **082-13-0-051.00**
(Name) **917 Jackson St**		
(Address) **Nashville, TN 37208**		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Ernestine Robinson Bowles**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto the **ERB Revocable Trust dated April 9, 2026, and any amendments thereto,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT I
LAND in Davidson County, being Lot No. 14, Block "A" Bransford Realty Company North Hill Subdivision, as of record in Book 332, Page 23 of the Register's for said County.

SAID Lot fronts 35 feet on the southerly side of Jackson Street and runs back between parallel lines, 100 feet to an alley.

Being the same property conveyed to Ernestine Robinson Bowles, by Quitclaim Deed from Annie P. Robinson, dated March 7, 2006 and recorded March 7, 2006, in Instrument No. 20060307-0026449 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 917 Jackson Street, Nashville, TN 37208.

TRACT II
LAND in Davidson County, Tennessee, being Lot No. 13 of Block "A" of the Bransford Realty Company's North Hill Tract, the plan of which is of record in Book 332, Page 23 of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 35 feet on the southerly side of Jackson Street and extends back southerly between parallel lines, 100 feet, more or less, to a 12 foot alley in the rear.

Being the same property conveyed to Ernestine Robinson Bowles, by Quitclaim Deed from Annie P. Robinson, dated March 7, 2006 and recorded March 7, 2006, in Instrument No. 20060307-0026449 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 917-1/2 Jackson Street, Nashville, TN 37208.

TRACT III
LOT Number 15, Field Book Number 4W10020 Map and Parcel Number 82-13-51 better known as 915 Jackson Street. This parcel measures approximately 35 feet by 100 feet.

Being the same property conveyed to Ernestine Robinson Bowles, by Quitclaim Deed from Annie P. Robinson, dated March 7, 2006 and recorded March 7, 2006, in Instrument No. 20060307-0026449 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 915 Jackson Street, Nashville, TN 37208.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 9th day of April, 2026.

Ernestine Robinson Bowles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named Ernestine Robinson Bowles, with whom I am personally acquainted, or proved 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 9th day of April, 2026.

My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Patrick W. Underwood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 9, 2026.

Date

Affiant Signature

4/9/2026

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 9th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)