Karen Johnson Davidson County
Batch # 1416831 DEEDQC
05/06/2026 02:49:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260506-0040921

PREPARED BY:
LAWRENCE F. COUNTS
Attorney at Law
801 Sunset Drive, E-1
Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into on this the **10th** day of **April, 2026**, by and between **KAREN IRISH, a single women,** Party of the First Part, and **KAREN RAPKOCH IRISH, TRUSTEE OF THE KAREN RAPKOCH IRISH REVOCABLE TRUST, FEBRUARY 22, 2026,** Party of the Second Part;

WITNESSETH:

The Party of the first part has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Party of the second part, its heirs, successors, and assigns, all her right, title and interest in and to the hereinafter described real estate:

Situate, lying and being in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Unit No. 35, Building No. 7, on the Plan of Section 7, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regine, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemental and Amended by Supplement and Amendment No. 10, to the Master Deed, of record in Instrument 20020524-0063776, a corrected by Correction to Supplement and Amendment No. 10 of record in Instrument No. 20020530-0065658, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record aforementioned, said Register's Office, for a more complete identification and description of such unit.

AND BEING the same property conveyed to Karen Irish, a single woman from William B. Gallant, unmarried and daughter, Bethany R. Gallant, unmarried by Warranty Deed dated January 31, 2012, Instrument No. 20120131-0008784, in the Register of Deeds Office for Davidson County, Tennessee.

FOR TAX ASSESSORS PURPOSE ONLY: The above property is shown on Tax Map: 128 12 0A 035.00.

It is understood that this is a Quitclaim Deed for the purpose of conveying whatever interest, if any, the Party of the First Part may have in and to the above-described property. No warranties, either express or implied, are made by the Party of the First Part concerning the title and/or use of the above-described property.

This conveyance is made subject to valid restrictive covenants and easements, if any, appearing of record.

IN TESTIMONY WHEREOF, the Party of the First Part hereunto sets her signature on this the day and date first above written.

KAREN R. IRISH

STATE OF TENNESSEE
COUNTY OF WASHINGTON:

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **KAREN R. IRISH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires:
08/03/2026

CHRISTIAN EBBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

STATE OF TENNESSEE
COUNTY OF WASHINGTON:

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this the 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires:
08/03/2026

CHRISTIAN EBBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Karen R. Irish
320 Old Hickory Blvd #711
Nashville, TN 37221

NAME AND ADDRESS OF THE PERSON OR PERSONS RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAX:
Same as above.

Failure to properly record this instrument could jeopardize your rights.