AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 357607

Karen Johnson Davidson County
Batch# 1421924 DEEDQC
05/19/2026 09:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260519-0044651

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 071 14 3C 012.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 27 day of April, 2026, by and between **PETER LAMPE, A MARRIED MAN, JOINED BY HIS SPOUSE, MACKENZIE LAMPE,** residing at 4901 West 112th Street, Leawood, KS 66211 **and JOHN IGUIDBASHIAN, JR., A MARRIED MAN, JOINED BY HIS SPOUSE, KELSEY IGUIDBASHIAN,** residing at 457 S Kingston Circle, Aurora, CO 80012, hereinafter referred to as Grantor(s) and **PETER LAMPE and MACKENZIE LAMPE, HUSBAND AND WIFE,** residing at 4901 West 112th Street, Leawood, KS 66211 **and JOHN IGUIDBASHIAN, JR. and KELSEY IGUIDBASHIAN, HUSBAND AND WIFE,** residing at 457 S Kingston Circle, Aurora, CO 80012, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1104 Baptist World Center Drive, Unit 2, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JOHN IGUIDBASHIAN, JR.

KELSEY IGUIDBASHIAN

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOHN IGUIDBASHIAN, JR. and KELSEY IGUIDBASHIAN**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Aurora, Colorado, this 27 day of April, 2026.

Notary Public

My Commission expires: June 25, 2029

LYNETTE MICHELLE LARUE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214025007
MY COMMISSION EXPIRES 06/25/2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

John P Iguidbashian Jr as attorney in fact for Peter Lampe

PETER LAMPE, BY JOHN IGUIDBASHIAN, JR., as ATTORNEY-IN-FACT

John P Iguidbashian Jr as attorney in fact for Mackenzie Lampe

MACKENZIE LAMPE, BY JOHN IGUIDBASHIAN, JR., AS ATTORNEY-IN-FACT

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOHN IGUIDBASHIAN, JR., AS ATTORNEY-IN-FACT FOR PETER LAMPE AND JOHN IGUIDBASHIAN, JR., AS ATTORNEY-IN-FACT FOR MACKENZIE LAMPE**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Aurora Colorado, this 27 day of April, 2026.

Notary Public

My Commission expires: 06/25/2029

LYNETTE MICHELLE LARUE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214025007
MY COMMISSION EXPIRES 06/25/2029

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Katherine Smith
Affiant

Print Name: Katherine Smith

STATE OF PA
COUNTY OF Allegheny

Subscribed and sworn to before me this 4 day of May, 2026.

Shannon Taylor
Notary Public
My Commission Expires: 09/15/28

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:

PETER LAMPE and MACKENZIE LAMPE
JOHN IGUIDBASHIAN, JR. and KELSEY IGUIDBASHIAN
4901 West 112th Street
Leawood, KS 66211

Name and address of property owner:

PETER LAMPE and MACKENZIE LAMPE
JOHN IGUIDBASHIAN, JR. and KELSEY IGUIDBASHIAN
4901 West 112th Street
Leawood, KS 66211

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Being Unit No. 12, as shown on Exhibit" B" in the Master Deed of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being the same property as conveyed from Blue Sky Construction, Inc. to Peter Lampe and John Iguidbashian, Jr. as set forth in Deed Instrument #202308110062437 dated 08/08/2023, recorded 08/11/2023, DAVIDSON County, TENNESSEE.

Tax ID Number: 071 14 3C 012.00

Property commonly known as: 1104 Baptist World Center Drive, Unit 2, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 4/27/2026 (date of document).

Affiant Signature

05/04/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries