THIS INSTRUMENT WAS PREPARED BY:

Tiffany M. Johns
144 Second Avenue North
Suite 200
Nashville, Tennessee 37201
(615) 620-5846

Karen Johnson Davidson County
Batch # 1452171 DEEDQC
07/28/2026 11:32:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260728-0068591

QUITCLAIM DEED

FROM: **EHREN HOWSE**

TO: **LOREE BEARD**

Address New Owner(s) as follows:
LOREE KIRKPATRICK BEARD
2001 PAULA DRIVE
MADISON, TN 37115

Send Tax Bills To:
LOREE KIRKPATRICK BEARD
2001 PAULA DRIVE
MADISON, TN 37115

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that EHREN TERRELL HOWSE, for and in consideration of the sum of $1.00 (One Dollar), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto LOREE KIRKPATRICK BEARD, her heirs, successors, and assigns, his entire right, title and interest, subject to an existing in and to a certain tract of land in Davidson County, Tennessee.

This being the same real property located at 4220 Winterbrook Road conveyed to LOREE KIRKPATRICK and EHREN HOWSE, both unmarried, as joint tenants with right of survivorship, by ALBERT MARTIN BLUMHOEFER, II and wife, PAULA BLUMHOEFER, recorded in Book 11152 Page 201, more thoroughly described as follows:

MAP PARCEL P/O: 32-13-19
10D 02992

Land in Davidson County, Tennessee being Lot No. 25 on the plan of Timbertrail Subdivision, Section One, as recorded in Book 5200, page 205, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to ALBERT MARTIN BLUMHOEFER, II, unmarried, by deed from ALBERT BLUMHOEFER, unmarried of record in Book 9348, Page 771, Register's Office, Davidson County, Tennessee.

Subject to the restrictions of record in Book 5522, page 681 and Book 5649, page 567, said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

Witness my hand this 14th day of February, 2025.

EHREN HOWSE

TIFFANY M. JOHNS, ESQ. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named EHREN HOWSE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 14th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 4.3.2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
28 **Day of** July, 2026
J. Rivera, **Deputy Register**