****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1457869 DEEDQC
08/11/2026 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260811-0073899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$0.00.**

ADDRESS OF NEW OWNER:
Loree Catruan Kirkpatrick
2001 Paula Drive
Madison, TN 37115

AFFIANT

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 7th of August, 2026.

NOTARY PUBLIC
My Commission Expires: 5/21/2030

SEND TAX BILLS TO:
SAME

Map/Parcel:
032-13-0-019.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **ERLE BEARD, an unmarried man,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **LOREE CATRUAN KIRKPATRICK, aka LOREE KIRKPATRICK BEARD, aka LOREE KIRKPATRICK, an unmarried woman,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the

State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS my hand this 7th of August, 2026.

Erle Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Erle Beard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of August, 2026.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 5/21/2030

Exhibit "A"
LAND DESCRIPTION

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 Loree Kirkpatrick and Ehren Howse, both unmarried as joint tenants with the right of survivorship by Warranty Deed from Albert Martin Blumhoefer, II and wife, Paula Blumhoefer of record in Book 11152, Page 201, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 12, 1998.

Further being the same property conveyed to Loree Kirkpatrick Beard, by quitclaim deed from Ehren Terrell Howse of record in Instrument No. 20260728-0068591, Register's Office, Davidson County, Tennessee, dated February 14, 2025, and recorded on July 28, 2026.

The said Loree Catruan Kirkpatrick, aka Loree Kirkpatrick Beard, aka Loree Kirkpatrick and Erle Beard are divorced pursuant to a Final Decree of Divorce entered on April 8, 2026 of record under Docket No. 22D1468 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville in the divorce action styled: Erle Stanley Beard v. Loree C. Beard. The said Erle Beard makes this conveyance to comply with the above mentioned Final Decree of Divorce and convey any and all interest he may have in said property.

This property is commonly known as 4420 Winterbrook Road, Nashville, TN 37207.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 7th day of August, 2026.

Blake Harris Reynolds
Date: 8/7/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of August, 2026.

Notary Public
My Commission Expires: 8/15/27

