THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

AMY BANASZEK, AFFIANT

Subscribed and sworn to before me, this 21 day of August 2026.

NOTARY PUBLIC

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

Karen Johnson
Batch # 1465186
08/28/2026 03:13:18 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260828-0080052

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
AMY BANASZEK, TRUSTEE 320 Old Hickory Boulevard #1404 Nashville, Tennessee 37221	New Owner	Map and Parcel No.: 128-12-0A-082.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Amy Banaszek, unmarried**, ("Grantor") do hereby quitclaim, transfer and convey unto **Amy Banaszek, Trustee of the Amy Banaszek Revocable Trust, dated December 14, 2023**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 320 Old Hickory Boulevard #1404, Nashville, Tennessee 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being **Unit No. 82, Building No. 14**, on the Plan of Section 14, Phase 1A, Eagle Ridge at The Reserve Condominiums, a Horizontal Property Regime, 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 supplemented and Amended by Supplement and Amendment No. 13 to the Master Deed of record in Instrument No. 20020524-0063779, 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 as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Amy Banaszek, unmarried, from Brittany Samone Allison and Kevin Vince Allison, Jr., wife and husband, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20200812-0090098.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21 day of August 2026.

Amy Banaszek, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Amy Banaszek**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of August 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030