NEW OWNER:
REGINA ELROD
410 ZEPHYR COVE
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch # 1467609 DEEDQC
09/03/2026 08:50:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260903-0081555

Map & Parcel No.: 149150B04300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **ROBERT EDWARD EARHEART, JR., TRUSTEE OF THE REGINA BROOKE EARHEART IRREVOCABLE INVESTMENT SERVICES TRUST DATED NOVEMBER 20, 2020**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **REGINA ELROD**, her heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Unit No. 309, Plan of Cambridge Forest Townhomes, of record in Instrument No. 20020710-0083055, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT EDWARD EARHEART, JR., TRUSTEE OF THE REGINA BROOKE EARHEART IRREVOCABLE INVESTMENT SERVICES TRUST DATED NOVEMBER 20, 2020, by Quitclaim Deed from Regina B. Earheart (incorrectly spelled on prior Deed as Regina B. Earhart), dated May 16, 2023, and of record in Instrument No. 20230518-0037157, Register's Office for Davidson County, Tennessee. Regina Brooke Earheart is now known as Regina Elrod.

This is **IMPROVED** property known as: **1515 BRIDGECREST DRIVE UNIT # 309, ANTIOCH, TN 37013**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 27th day of August, 2026.

THE REGINA BROOKE EARHEART IRREVOCABLE INVESTMENT SERVICES TRUST DATED NOVEMBER 20, 2020

BY: ROBERT EDWARD EARHEART, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT EDWARD EARHEART, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **TRUSTEE** of **THE REGINA BROOKE EARHEART IRREVOCABLE INVESTMENT SERVICES TRUST DATED NOVEMBER 20, 2020**, the within-named bargainor, and as such Trustee, being given the authority to so do, executed the within instrument on behalf of the trust by signing his name as such Trustee.

NILDA L. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WITNESS my hand and official seal at office this 27th day of August, 2026.

Nilda L Osborne
NOTARY PUBLIC

My commission expires: 03/05/2028

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 31st day of August, 2026.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2030