QUITCLAIM DEED

MM QCD 26 148A

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy & Partners PLLC
2012 21st Avenue
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albert Ritchie Gillespie II, Trustee of the Albert Gillespie Trust dated January 29, 2024	**Same as New Owner**	
(NAME)	(NAME)	**116-040K 001.00**
148 A Kenner Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERT R GILLESPIE, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALBERT RITCHIE GILLESPIE II, TRUSTEE OF THE ALBERT GILLESPIE TRUST DATED JANUARY 29, 2024** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit A, Kenner Townhomes, as shown in the Declaration of Protective Covenants, Conditions and Restrictions for Kenner Townhomes, a Townhouse Planned Unit Development of record in Instrument Number 20140314-0021606 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albert R. Gillespie), a single man, by Warranty Deed from Edward G Sanford and Owen G W Sanford, husband and wife, of record in Instrument Number 20250403-0025493, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **148 A Kenner Avenue, Nashville, Tennessee 37205**.

Karen Johnson Davidson County
Batch # 1378743 DEEDQC
02/10/2026 12:25:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260210-0010162

Witness my/our hand(s) this the 5 day of February 2026.

A. Ritchie Gillespie
Albert R Gillespie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT R GILLESPIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy & Partners PLLC
2012 21st Avenue
Nashville, TN 37212