Karen Johnson
Batch # 1387098
03/02/2026 01:22:06 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260302-0016176

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 Mary Ellen Lothamer MARY ELLEN LOTHAMER, AFFIANT Subscribed and sworn to before me, this 24 day of February 2026. Jessica Ann Clegg NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MARY ELLEN LOTHAMER, TRUSTEE 1721 Linden Avenue Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 083-09-0-323.00

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, **Mary Ellen Lothamer, married** ("Grantor") do hereby quitclaim, transfer and convey unto **Mary Ellen Lothamer, Trustee of the Amended and Restated Mary Ellen Lothamer Revocable Living Trust, created December 19, 2025**, 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 1419 Gartland Avenue, Nashville, Tennessee 37206, and more particularly described as follows:

Being Lot No. 98 on the Plan of Subdivision of the A.V.S. Lindsley 29-acre tract of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ellen Lothamer, unmarried, from Joel Campbell, unmarried, and David Linens, unmarried, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20070608-0068958. The said Mary Ellen Lothamer having since married Richard Charles Urbano.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assured by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible casements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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 conveyance is subject to any and all existing easements and restrictions as shown of record.

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 24 day of February 2026.

Mary Ellen Lothamer

Mary Ellen Lothamer, 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 **Mary Ellen Lothamer**, 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 24 day of February 2026.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027