Karen Johnson
Batch # 1387098
03/02/2026 01:22:06 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260302-0016177

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 RICHARD C. URBANO, AFFIANT Subscribed and sworn to before me, 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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RICHARD CHARLES URBANO, TRUSTEE 1721 Linden Avenue Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 104 16 0 193.00

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, **Richard C. Urbano, married**, ("Grantor") do hereby quitclaim, transfer and convey unto **Richard Charles Urbano, Trustee of the Amended and Restated Richard Charles Urbano 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 1721 Linden Avenue, Nashville, Tennessee 37212, and more particularly described as follows:

LAND in Davidson County, Tennessee, being the east fifty-five (55) feet of Lot No. 102 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 56, in the Register's Office for Davidson County, Tennessee. Said east part of said Lot No. 102 fronts fifty-five (55) feet on the south side of Linden Avenue, west and runs back between

parallel lines and with the westerly line of Lot No. 103 on said Plan 192.5 feet, more or less, to an alley in the rear.

Being the same property conveyed to Richard C. Urbano, married, from Richard C. Urbano, married, by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20220826-0096704. And being the same property conveyed to Richard C. Urbano and Mary T. Urbano by Warranty Deed of record in Book 11377, Page 585, Register's Office for Davidson County, Tennessee. Mary T. Urbano having since died August 27, 2015. Her rights passed to Richard C. Urbano through rights of survivorship. Richard C. Urbano having since married Mary Ellen Lothamer. The said property is a principal residence.

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.

Richard C. Urbano, 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 **Richard C. Urbano**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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