Karen Johnson Davidson County
Batch# 1395104 DEEDQC
03/19/2026 12:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260319-0021964

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2026.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
Christy Ulm	**NEW OWNER**	**117101005400**
714 Cantrell Ave.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Arthur John Ulm, III, unmarried** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Christy Ulm, unmarried,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 7 and the northerly 20 feet of Lot No. 8 of Block "J" on the plan of W.M. Cantrell's subdivision, of record in Book 332, page 85, 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 Arthur John Ulm, III and Christy Ulm, husband and wife, by Quitclaim Deed from Kathryn B. Martin, Trustee of the Cantrell Avenue Trust dated October 7, 2014, said deed dated December 22, 2017, of record in Instrument No. 20171222-0130795, Register's Office for Davidson County, Tennessee. The parties have since divorced.

This is improved property commonly known as 714 Cantrell Ave., Nashville, TN 37215.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

WITNESS my/our hands this 18th day of March, 2026.

Arthur John Ulm, III

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arthur John Ulm, III,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 18th day of March, 2026.

My commission expires: 01/30/2029

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/18/26 (date of document).

Jennifer Russell
Affiant Signature

3/19/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

