Karen Johnson Davidson County
Batch# 1395105 DEEDQC
03/19/2026 12:01:30 PM 7 pgs
Fees: $38.00 Taxes: $1,052.10
20260319-0021965

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ26607387TA

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
THOMAS GILMARTIN	THOMAS GILMARTIN	082-12-0W-006.00-000
106 N 8TH STREET APARTMENT 2 NASHVILLE, TN 37206	106 N 8TH STREET APARTMENT 2 NASHVILLE, TN 37206	

Executed this 15 day of March 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **THOMAS GILMARTIN, UNMARRIED AND TARRYN SANCHEZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **THOMAS GILMARTIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING THE SAME PREMISES CONVEYED UNTO THOMAS GILMARTIN AND TARRYN SANCHEZ, BY VIRTUE OF WARRANTY DEED FROM LUDIE LOU HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED JUNE 29, 2021, RECORDED JULY 1, 2021, IN INSTRUMENT: 20210701-0089551.

Property known as, 106 N 8TH STREET APARTMENT 2, NASHVILLE, TN 37206
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of March, 20 26.

THOMAS GILMARTIN

STATE OF Tennessee

COUNTY OF Davidson

Before me, Shatika Brady notary public of the state and county mentioned, personally appeared **THOMAS GILMARTIN** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shatika Brady
Notary Public
Printed Name: Shatika Brady
My Commission Expires: 5/8/2029

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 15th day of March, 20 26.

Notary Public
My commission expires: 5/8/2029

(seal)

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 28 day of February, 20 26.

TARRYN SANCHEZ

STATE OF Tennessee

COUNTY OF Davidson

Before me, J. Warren Evans of the state and county mentioned, personally appeared **TARRYN SANCHEZ** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: J. Warren Evans
My Commission Expires: May 8, 2028

~~My Commission Expires May 8, 2028~~

My Commission Expires
May 8, 2028

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 28 day of February, 2026

Notary Public
My commission expires: May 8, 2028 (seal)

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Exhibit "A"
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 6 OF THE VILLERY PLACE AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLERY PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20180418-0036698, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Tennessee Certification of Electronic Document

I, Kathleen Smith, 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 3/5/26 (date of document).

Kathleen Smith
Affiant Signature

3/19/26
Date

State of PA

County of Bucks

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries