QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1404519 DEEDQC
04/10/2026 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260410-0029423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-22-29
(AFFIX SEAL)

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Martineau and Kyle Berwick	**Same as New Owner**	
(NAME)	(NAME)	**072 14 0 046.00**
5751 Banner Street		
(ADDRESS)	(ADDRESS)	
Timanth, CO 80547		
(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, **ANTHONY MARTINEAU, AN UNMARRIED MAN,,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **ANTHONY MARTINEAU, AN UNMARRIED MAN AND KYLE BERWICK, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 in the N. J. GIBSONS ADDITION, LOT NO. 2 OF CAHAL PLAN, as of record in Plat Book 161, Page 165, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Martineau, an unmarried man, by Warranty Deed from Home Made Inc, a Tennessee Corporation, of record in Instrument No. 20260320-0022325.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 1138 Cahal Avenue, Nashville, TN 37206.

Witness my/our hand(s) this the 09 day of April, 2026.

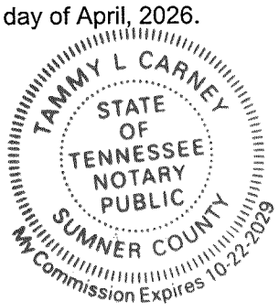
Anthony Martineau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2026, before me personally appeared Anthony Martineau, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2026.

Notary Signature
My commission expires:



RETURN TO:
Anthony Martineau
5751 Banner Street
Timanth, CO 80547

True Copy Certification

I, Alexis Cherry, 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 this the 9 day of April, 2026.

Affiant Signature
Date 4/9/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

