Karen Johnson
Batch # 1405705
04/15/2026 09:18:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260415-0030627

This instrument prepared by:
Nicolas Martell
511 Union Street, Suite 2700
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Nicolas Martell 5400 Tennessee Avenue Nashville, TN 37209	Same	091-071-H00-100CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

TREVOR SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nicolas Martell
Affiant

Subscribed and sworn to before me, this the 17 day of March, 2026.

NOTARY PUBLIC
My Commission Expires:

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **NICOLAS A. MARTELL, and MORGAN E. MCCORD** ("Grantors") do hereby quitclaim and convey unto **NICOLAS A. MARTELL** ("Grantee"), his successors and assigns, all of their right, title and interest in and to the following tract of land situate and lying in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A, on the Horizontal Property Regime with Private Elements for 5400 Tennessee Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171109-0115433, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nicolas Martell and Morgan McCord, husband and wife by Deed dated June 20, 2024 from Casey Nicole Holden, and William Thomas Holden, wife and husband, recorded June 24, 2024, in Instrument No. 20240624-0046884, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 5400 Tennessee Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 17 day of March, 2026.

GRANTOR:

Nicolas A. Martell

TREVOR SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicolas A. Martell, the bargainor, 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 seal, at office in Nashville, Tennessee, this the 17 day of March, 2026.

NOTARY PUBLIC

My Commission Expires: May 8th 2029

IN WITNESS WHEREOF, Grantor has executed this instrument this the 31 day of March, 2026.

GRANTOR:

Morgan E. McCord

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan E. McCord, the bargainor, 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 seal, at office in Arapahoe, Colorado, this the 31st day of Mar., 2026.

NOTARY PUBLIC

My Commission Expires: 11/29/2029

DEEPAK NAKARMI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214046192
MY COMMISSION EXPIRES 11/29/2029