THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-0898	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 8 day of AUG 2023. *Notary Public* *My commission expires* JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025

Name and Address of New Owner: Martin J. Blaes 2668 Oak Forest Drive Antioch, TN, 37013	Karen Johnson Davidson County Batch# 1035684 DEEDQC 08/08/2023 08:49:30 AM 2 pgs Fees: $12.00 Taxes: $0.00 20230808-0061258
Send Tax Bills To: Owner	
Street Address of Subject Property: 2668 Oak Forest Drive Antioch, TN, 37013	**Parcel ID:** 149 03 0A 050.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Martin J. Blaes, as surviving tenant by the entireties** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Martin J. Blaes, a single man** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 75 of Chelsea Village Addition, Section One, as of record in Plat Book 7900, page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Butler Builders, LLC by deed from Deluxe Homes, Inc. of record in Book 9963 Page 936, Register's Office for Davidson County, TN.

Being the same property conveyed to Martin J. Blaes and wife Loretta Blaes, by warranty deed of Butler Builders, LLC of record in Book 9963 Page 938, Register's Office, Davidson County,

TN dated February 27, 1996, recorded March 1, 1996.

Said Property vested to Martin J. Blaes by operation of law as surviving tenant by the entireties. Said Loretta Blaes died on July 16, 2023.

WITNESS my hand this 8 day of AUG, 2023

Grantor – Martin J. Blaes

STATE OF ~~TENNESSEE~~ TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Martin J. Blaes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 8 day of AUG, 2023.

NOTARY PUBLIC

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025

My commission expires: 1.26.25

True Copy Certification

I, Yvette Meldrum, 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 AUG 8, 2023.

Affiant Signature

AUG 8, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8TH day of AUG 2023.

Notary's Signature

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025

MY COMMISSION EXPIRES: 1.26.25