Karen Johnson Davidson County
Batch# 1310086 DEEDQC
08/14/2025 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250814-0064741

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

STATE OF Tennessee)
COUNTY OF Davidson)

Sworn to and subscribed before me
This 9th day of October, 2024.

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Martin J Blaes

Martin J. Blaes, Affiant

Notary Public
My Commission Expires: 11/2/26

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Angel Blaes, Trustee
2668 Oak Forest Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

MAP & PARCEL NO.
149 03 0A 050.00

FOR NO MONETARY CONSIDERATION, I, **Martin J. Blaes**, by these presents do hereby quitclaim and convey unto **Angel Blaes, Trustee of the Martin J. Blaes Irrevocable Trust, dated October 9, 2024**, all my right, title, and interest in and to the following described tract of land:

Being Lot No. 75 of Chelsea Village Addition, Section One, as of record in Plat Book 7900, page 704, Registers 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 Martin J. Blaes, as surviving tenent by the entirety, to Martin J. Blaes by Quitclaim Deed of record in Instrument No. 20230808-0061258, Register's Office, Davidson County, TN dated and recorded August 8, 2023.

This improved property known as 2668 Oak Forest Drive, Antioch, TN 37013.

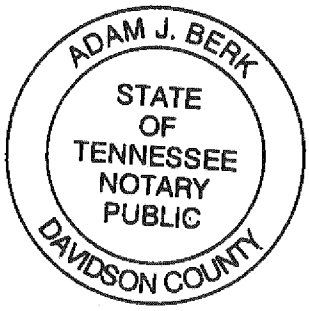
Witness my hand this 9th day of October, 2024.

Martin J. Blaes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 9th day of October, 2024.



Notary Public
My Commission Expires: 11/2/26

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 9th day of October, 2024.

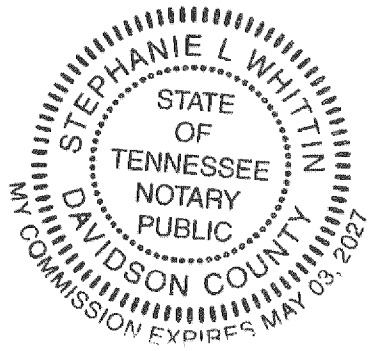
Adam J. Berk, *Affiant*

8/12/2025
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of August, 2025.



[SEAL]

NOTARY PUBLIC
My Commission Expires: May 3, 2027