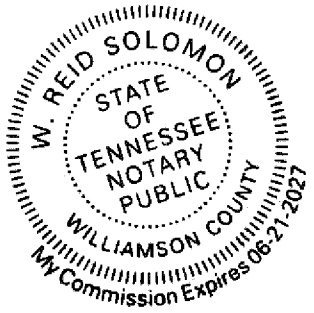
Karen Johnson Davidson County
Batch# 1377320 DEEDQC
02/09/2026 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009170



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 30th day of January, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
811 Hatcher Lane, Suite B, Columbia, TN 38401

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dylan Blair and Robert D Blair	**NEW OWNER**	**081-11-0-567.00**
1629 11th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Dylan Blair,** (hereinafter the "Grantor"), hereby quitclaims and conveys to **Dylan Blair and Robert D Blair** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that they have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being the North 12.5 feet of Lot No. 100 and the South 25 feet of Lot No. 101 on the map of D.T. McGavock and Others Addition, as of record in Plat Book 21, Page 41, Register's Office for Davidson County Tennessee.

Said parts of said lots adjoin and front together 37.5 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and run Back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dylan Blair, unmarried man, by Warranty Deed from Christian James Brandt, single man of record as Instrument No. 20220114-0006280 Register's Office for Davidson County, Tennessee, dated January 07, 2022, and recorded on January 14, 2022.

Being also known as 1629 11th Avenue North, Nashville, TN 37208.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search, and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 30th day of January, 2026.

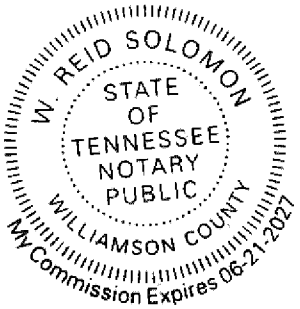
Dylan Blair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dylan Blair, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January, 2026.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Rebecca A. Dohoda, 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 1/30/26 (date of document).

Rebecca A Dohoda
Affiant Signature

1/30/26
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 30th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

