QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

JM-OCM-26-5763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

FCP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

Karen Johnson Davidson County
Batch # 1428252 DEEDQC
06/05/2026 12:12:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260605-0050930

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julio C. Blanco Cruz and Elsa Yanett Artola De Cruz, husband and wife	**Same As New Owner**	
(NAME)	(NAME)	**164-00-0-197.00**
5763 Mount View Rd,	5657 Cane Ridge Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **JULIO C. BLANCO CRUZ, WHO ERRONEOUSLY TOOK TITLE AS JULIO C. BLANCO, AND ELSA YANETT ARTOLA DE CRUZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JULIO C. BLANCO CRUZ AND ELSA YANETT ARTOLA DE CRUZ, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and 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 part of the Tract No. 3 of the division of the Rucker Farm, as of record in Book 1424, Page 138, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 3rd, 1971, as follows:

Beginning at an iron pin in the west margin of Mount View Road, said iron pin being located 298.7 feet south of the north line of a tract where C.A. Waldrop and wife, Mary Waldrop, home is built, thence North 85 deg. 30 min. West 899.3 feet to an iron pin; thence South 53 deg. 22 min. West 206.7 feet to an iron pin; thence South 85 deg. 30 min. East 1045.9 feet to a point in the west margin of Mount View Road; thence North 8 deg. 19 min. East 136.3 feet to the beginning point, containing 3.03 acres, not including the road.

Being the same property conveyed to Julio C. Blanco and Elsa Yanett Artola De Cruz, husband and wife by Warranty Deed from Anna Michelle Hunt, an unmarried woman of record in Instrument No. 20151020-0106306 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 20, 2015.

This instrument is being executed for the purpose of correcting the grantee's name of record.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5763 Mount View Rd, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 2 day of June, 2026.

Julio C. Blanco Cruz

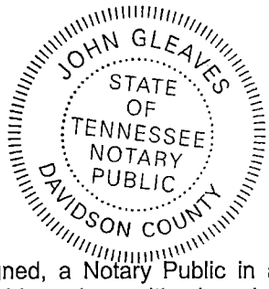
Elsa Yanett Artola De Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of June, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

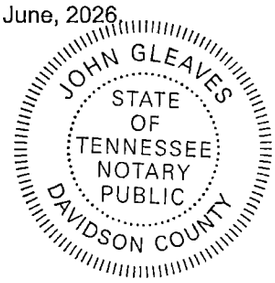


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELSA YANETT ARTOLA DE CRUZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206