Karen Johnson Davidson County
Batch# 1467875 DEEDWARR
09/03/2026 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20260903-0081873

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-42593-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST day of AUGUST, 2026 NOTARY PUBLIC My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Oathe Blanch 704 Sandbury Point Nashville, TN 37013	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 164-10-0A-253-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($390,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ABRAHAM AUTIAK AND LAURENCIA DOT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **OATHE BLANCH, SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 108 on the Plan of Final Plat, Village Five, Summerfield Subdivision, of record in Instrument #20051103-0133115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abraham Autiak, a single man, from Valerie Liliana Olivia, a married person, joined by her husband, Andres Alvarez, by General Warranty Deed dated April 13, 2020 and recorded April 15, 2020 in Instrument #20200415-0039500, said Register's Office. Abraham Autiak has since married Laurencia Dot she joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above reference property, now or hereafter.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 704 Sandbury Point, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of August, 2026

GRANTOR(S)

Abraham Autiak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Abraham Autiak, with whom I am personally acquainted (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 seal, this the 28th day of August, 2026.

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR(S)

Laurencia Dot

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Laurencia Dot , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

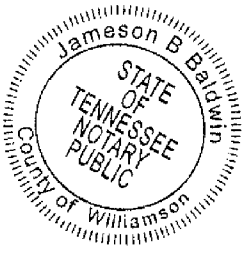
WITNESS my hand and seal, this the 28th day of August, 2026.

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 9/19/28



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/28/26 (date of document).

Jennifer L. Pennell

8/31/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this August 31, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON