Karen Johnson Davidson County
Batch# 1467875 DEEDQC
09/03/2026 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081875

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

QUITCLAIM DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2026

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oathe Blanch & Anthony Marqué Davis 704 Sandbury Point, Nashville, TN 37013	Same as Address of New Owner	164-10-0A-253-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Oathe Blanch, single man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Oathe Blanch, an unmarried man & Anthony Marqué Davis, an unmarried man, joint tenants with rights of survivorship** 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 Oathe Blanch, single man, by Warranty Deed from Abraham Autiak, a single man, dated August 28th, 2026 and recorded 9/3/26 in Instrument No. 202609030081873, said Register's Office.

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.

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

WITNESS MY HAND, this 28th day of August, 2026

Grantor

Oathe Blanch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, this 28th day of August, 20 26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

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