This Instrument Prepared By: Joe Weyant, Esq., P.O. Box 120656, Nashville, TN 37212

QUIT CLAIM DEED- CREATING JOINT TENANCY

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR, MARIA MARTA BLANCO, a resident of Davidson County, Tennessee, does hereby transfer and convey unto MARIA MARTA BLANCO and JOSUE GUILLEN BLANCO, GRANTEES, **as joint tenants with the right of survivorship, and not as tenants-in-common,** all of GRANTOR'S right, title, and interest in the following described real estate in the County of Davidson, State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 245 on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> This being the same property conveyed to the Grantor, MARIA MARTA BLANCO, by quit claim deed, dated October 9, 2025, and recorded on October 10, 2025, in Instrument No, 20251010-0081130, Register's Office of Davidson County, Tennessee. **Map & Parcel No. 148-13-0-121.00.**
>
> **This is improved property known as 4906 Crosby Lane, Nashville, TN 37211.**

GRANTOR transfers all of GRANTOR'S right, title, and interest in said real estate, and any and all improvements thereon, unto the GRANTEES, MARIA MARTA BLANCO and JOSUE GUILLEN BLANCO, **as joint tenants with the right of survivorship, and not as tenants-in-common**, their heirs and assigns forever.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quitclaim Deed of realty on this the 11 day of September, 2026.

Maria Marta Blanco
MARIA MARTA BLANCO, GRANTOR

Karen Johnson
Batch # 1472053
09/11/2026 03:05:39 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260911-0084705

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 11 day of September, 2026, personally appeared before me, MARIA MARTA BLANCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who executed the foregoing instrument, and who acknowledged that he / she executed the within instrument for the purposes therein contained, and as his / her own free act and deed.

Witness my hand, at office, this 11 day of September, 2026.

NOTARY PUBLIC

YORDENIS TELLEZ MORENO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 05, 2029

NAME AND ADDRESS OF OWNER:

Ms. Maria Marta Blanco, et al.
4906 Crosby Lane
Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:

SAME / OWNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

I or we swear or affirm that the actual consideration of the transfer or the value of the property transferred, whichever is greater, is **$00.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

MariaMartaBlanco
MARIA MARTA BLANCO, AFFIANT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, MARIA MARTA BLANCO, 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, and as his / her own free act and deed.

Witness my hand, at office, this 11 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: _____

Sworn to, and subscribed before me, this the 11 day of September, 2026.

NOTARY PUBLIC

YORDENIS TELLEZ MORENO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY