Karen Johnson Davidson County
Batch# 1473908 DEEDQC
09/15/2026 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260915-0085785

This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Trustees of the Owl's Hollow Family Trust **6413 Rubia Circle** **Apollo Beach, FL 33572**	**To New Owner**	**106 13 0 138.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Robert Biancheri,** hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars ($10.00), hereby releases, remises forever and quitclaims unto **Robert J. Biancheri and Theresa S. Biancheri, as Trustees of the Owl's Hollow Family Trust dated September 2, 2026,** with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, hereinafter called "Grantee", it successors and assigns, all of their right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the plan of Sadler Place, as of record in Book 332, Page 31, Register's Office for said county, more particularly described as follows:

Said Lot No. 65 fronts 50 feet on the Westerly side of Sadler Avenue and runs between parallel lines 165 feet to an alley.

Being the same property conveyed to Robert Biancheri by deed from GMAC Mortgage, LLC, of record at Instrument No. 20120118-0004966 in the Register's Office for Davidson County, Tennessee.

This being improved property commonly known as:
2119 SADLER AVENUE
NASHVILLE, TN 37210

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements

located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property, including but not limited to those matters shown on the plan of record. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of September, 2026, by ROBERT BIANCHERI ☒ who is personally known to me, or ☐ who produced _____ as identification.

JOSHUA T. KELESKE
MY COMMISSION # HH 798420
EXPIRES: May 22, 2030

Notary Public--State of Florida

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of September, 2026.

ROBERT BIANCHERI

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of September, 2026, by ROBERT BIANCHERI ☒ who is personally known to me, or ☐ who produced _____ as identification.

JOSHUA T. KELESKE
MY COMMISSION # HH 798420
EXPIRES: May 22, 2030

Notary Public--State of Florida

I, Theresa S. Biancheri, join in this conveyance for the purpose of conveying any marital interest I may have in the within described property, if any.

Theresa S. Biancheri
THERESA S. BIANCHERI

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of September, 2026, by THERESA S. BIANCHERI ☒ who is personally known to me, or ☐ who produced _____ as identification.

JOSHUA T. KELESKE
MY COMMISSION # HH 798420
EXPIRES: May 22, 2030

Notary Public--State of Florida

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the 2nd day of September, 2026.

Affiant Signature Date 9/10/26

State of Tennessee;
County of Davidson
Sworn to and subscribed before me on this 10 day of September, 2026.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029