Karen Johnson Davidson County
Batch# 1473908 DEEDQC
09/15/2026 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260915-0085803

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**	**133 01 0 212.00**

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 J. 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 part of Lots Nos. 434, 435 and 436, Sunrise Heights, 2nd Plan as of record in Book 421, page 46, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of High Street, 88.7 feet east of the southeast corner of High Street and May Avenue; thence east along High Street, 59.3 feet; thence south parallel to the east margin of May Avenue, 150 feet to a point in the north margin of Elgin Street; thence west with said Street, 56 feet; thence north 150 feet to the point of beginning.

Being the same property conveyed to Robert J. Biancheri by deed from Geraldine Ransdell, of record at Instrument No. 20041130-0142220 in the Register's Office for Davidson County, Tennessee.

This being improved property commonly known as:

521 HIGH STREET
NASHVILLE, TN 37211

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 J. 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 J. 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 J. 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