THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $0.00

Oscar Castro

OSCAR R. CASTRO, AFFIANT

Subscribed and sworn to before me, this 15th day of August, 2018.

Lindsay Norfleet

NOTARY PUBLIC
My Commission Expires: 05/05/2020

Bill Garrett Davidson County
Batch# 130465 DEEDQC
08/17/2018 09:44:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180817-0081683

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
OSCAR R. CASTRO and FRANCESCA ROSARIA BAGNATO, CO-TRUSTEES 1415 Harding Place Nashville, TN 37215	New Owner	Map and Parcel No.: 131010006500

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Oscar R. Castro and Francesca Rosaria Bagnato, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Oscar R. Castro and Francesca Rosaria Bagnato, Co-Trustees of the Castro-Bagnato Joint Revocable Trust, created December 1, 2016, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1415 Harding Place, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two, Seven Hills, of record in Book 2663, Page 40, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Oscar R. Castro and Francesca Rosaria Bagnato from Brent Vaziri by Warranty Deed recorded in the Register's Office of said county and state on Instrument number 20160328-0029124.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15th day of August, 2018.

Oscar Castro

Oscar R. Castro, Co-Grantor

Francesca R Bagnato

Francesca Rosaria Bagnato, Co-Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Oscar R. Castro,** the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of August, 2018.

Lindsay Norfleet
Notary Public

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/05/2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Francesca Rosaria Bagnato,** the Co-Grantor, 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 official seal at office, this 30th day of April, 2018.

Lindsay Norfleet
Notary Public

My Commission Expires: 05/05/2020

