Karen Johnson Davidson County
Batch# 578086 DEEDQC
02/25/2021 09:25:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210225-0023589

QUITCLAIM DEED

JESSICA AMY BELLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -1- .

Kristen Vanderkooi
Affiant

Subscribed and sworn to before me, this the 10th day of February, 2021.

Jessica Bellew
Notary Public

My commission expires: 10-2-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235, Nashville, TN 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Macarena Castillo 209 Aldwych Way Antioch, TN 37013	Macarena Castillo 209 Aldwych Way Antioch, TN 37013	**Map: 149-01-0-8** **Parcel: 104.00 00**

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, Priscilla Castillo**, as heir-at-law to Rodolfo Castillo, has bargained and sold, and by these presents does quitclaim, transfer and convey all of her right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to **Macarena Castillo** a widowed woman.

This is improved property known as **Reserve Parcel B on the Plan of Piccadilly Square.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

[Signature page to follow]

Witness my hand this 28th day of December 2020.

Priscilla Castillo

Priscilla Castillo

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Priscilla Castillo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this 28th of December 2020.

Jessica Bellew

Notary Public

My Commission Expires: 10-23-2023.

JESSICA AMY BELLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $1.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Reserve Parcel B on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

O.C. Rushing and wife, Patricia Rushing reserved an easement for the exclusive use and possession of the westerly 40 feet of the subject tract together with use of the outbuilding for so long as the grantors own the contiguous property at 420 Hamstead South. Upon sale of the property at 420 Hamstead South the easement shall automatically terminate. 420 Hamstead South has, in fact, been sold to owners other than the Rushings terminating said easement.

BEING the same property conveyed to Rodolfo Castillo by deed from O.C. Rushing and wife, Patricia Rushing, married, filed of record in Book 10429, page 297, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.