Box #14
X-0558 (SH)

QUITCLAIM DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2023.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1023720 DEEDQC
07/07/2023 02:24:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230707-0052132

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Castillo Management Co.	**"NEW OWNER"**	**165-05-0-A-105.00co**
7225 Rising Fawn Trail		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Julian Castillo, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Castillo Management Co., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being all of Lot No. 144 on the Subdivision Plat, Section 1, Phase II, South Shore, a Planned Unit Development, according to survey and plat of same appearing of record in Instrument No. 20050210-0015592 (erroneously referenced as Instrument No. 200206240075604 on the previous deed of record), in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete description of said Lot.

Being the same property conveyed to Julian Castillo by Warranty Deed dated October 8, 2021, from Gregory Cooper and Sharon Cooper, husband and wife of record in Instrument No. 20211014-0138501, said Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the place of residence of the Grantor or his spouse.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as 820 Point Break Circle S, Antioch, TN 37013.

Witness my/our hand(s) this 6 **day of July, 2023.**

Julian Castillo

Julian Castillo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julian Castillo**, the bargainor, 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 Nashville, Tennessee, this 6 day of **July, 2023.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON