(V)

Karen Johnson
Batch # 1141526
06/03/2024 10:55:28 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240603-0040966

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Notary Public: _____

My Commission Expires:

ADDRESS OF NEW OWNER:
Winona R. Dimeo-Ediger
2614 Highview Drive
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP/PARCEL:
073-13-0-209.00

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **NICHOLAS CASTRO, A MARRIED MAN,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **WINONA R. DIMEO-EDIGER, A MARRIED WOMAN,** (hereinafter referred to as "**GRANTEE**") her successors and assigns, in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF DUGGER HEIGHTS, SECTION III, OF RECORD IN BOOK 1835, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 26 FRONTS 160.0 FEET ON THE SOUTHWESTERLY MARGIN OF HIGHVIEW DRIVE AND EXTENDS BACK 209.3 FEET ON THE NORTHWESTERLY LINE AND 229.7 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO WINONA R. DIMEO-EDIGER, UNMARRIED AND LEONORA DIMEO-EDIGER, MARRIED, BY WARRANTY DEED

FROM MARILYN SUTTON, MARRIED, DATED AUGUST 24, 2017, OF RECORD IN INSTRUMENT NO. 20170830-0089193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO WINONA R. DIMEO-EDIGER AND NICHOLAS CASTRO BY QUITCLAIM DEED FROM LEONORA DIMEO-EDIGER, DATED JULY 29, 2020, OF RECORD IN INSTRUMENT NO. 20200824-0095563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: 2614 Highview Drive, Nashville, TN 37206.

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

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

IN WITNESS WHEREOF, this document was executed this 24th day of May, 2024.

NICHOLAS CASTRO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **NICHOLAS CASTRO**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 24th day of May, 2024.

Notary Public

My Commission Expires: 3/8/2024

MIREILLE J. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 8, 2028