QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1230042 DEEDQC
01/24/2025 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250124-0005683

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AGUSTINA MENDOZA CASTILLO	**AGUSTINA MENDOZA CASTILLO**	
(NAME) **828 Goswell Drive #103**	(NAME) **828 Goswell Drive #103**	**188-06-0A-103.CO**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS) **Nolensville, TN 37135**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DEREK DOMINION AND KARINA DOMINION F/K/A KARINA MENDOZA, A MARRIED COUPLE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **AGUSTINA MENDOZA CASTILLO, AN UNMARRIED WOMAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 103 OF CAROTHERS FARMS STACKED FLATS (WITHIN LOT 384), A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING CAROTHERS FARMS STACKED FLATS, A CONDOMINIUM DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20180917- 0092013, AS AMENDED IN INSTRUMENT NUMBER 20190710-0066979, AND INSTRUMENT NUMBER 20211213-0164887, THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO FIFTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING CAROTHERS FARMS STACKED FLATS (ANNEXING BUILDING 384) OF RECORD IN INSTRUMENT NUMBER 20210629-0087678, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM MCGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20201124-0137705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 10, 2020 AND RECORDED ON NOVEMBER 24, 2020.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DEREK DOMINION, UNMARRIED MAN, AND KARINA MENDOZA, UNMARRIED WOMAN, AND AGUSTINA MENDOZA CASTILLO, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20221205-0126971,

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 1, 2022 AND RECORDED ON DECEMBER 5, 2022.

This is Improved Property commonly known as: 828 Goswell Drive #103, Nolensville, TN 37135.

***DEREK DOMINION AND KARINA DOMINION F/K/A KARINA MENDOZA, HAVING SINCE BEEN MARRIED ON MARCH 23, 2023.**

*** KARINA MENDOZA IS ONE AND THE SAME AND NOW KNOWN AS AS KARINA DOMINION.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 24 day of JANUARY, 2025.

DEREK DOMINION

KARINA DOMINION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of JANUARY, 2025, before me personally appeared Derek Dominion and Karina Dominion, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of JANUARY, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, do hereby make oath that I am a licensed attorney and/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 **January 24, 2025**.

Date

Affiant Signature

January 24, 2025
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **24** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027