Name and Address of New Owner:
Karly Castillo
PO Box 10092
Murfreesboro, TN 37129

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1258411 DEEDQC
04/14/2025 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027851

Map & Parcel No: 14808020600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MANUEL ANTONIO CASTILLO AND WIFE, MARIA DOLORES PEREZ DE CASTILLO,** "the Grantor," convey and quitclaim unto **KARLY CASTILLO,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Eight, Terragon Trails, of record in Book 5200, Page 41, Register's Office for said County.
>
> Said Lot No. 23 fronts 36.57 feet on the southwesterly margin of Long Branch and extends back 158.70 feet on the northwesterly line and 118.31 feet on the southeasterly line to a dead line in the rear, measuring 120.74 feet thereon.
>
> Being the same property conveyed to **MANUEL ANTONIO CASTILLO AND WIFE, MARIA DOLORES PEREZ DE CASTILLO** by Warranty Deed from GRACE LIVERMAN, UNMARRIED, dated September 24, 2020, of record in Instrument No. 20200925-0110414, Register's Office for Davidson County, Tennessee.

This is improved property known as 4625 Long Branch, Antioch, TN 37013

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202504140027851

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8 day of April, 2025.

_____(SEAL)
~~Manuel Antonio Castillo~~

_____(SEAL)
Maria Dolores Perez De Castillo

_____(SEAL)
~~Karly Castillo~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of April, 2025, before me personally appeared **Manuel Antonio Castillo, Maria Dolores Perez De Castillo and Karly Castillo**, 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 8 day of April, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8 day of April, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

202504140027851

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.8.25 (date of document).

Affiant Signature

4.8.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

