QUITCLAIM DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-BMR-23-473A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
David Maxwell	**New Owner**	
(NAME)	(NAME)	
1908 Bransford Ave.,		**119-13-0H-004 00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAIME ALEJANDRO CASTRO GRANADOS AND ADRIANA HERNANDEZ GARCIA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DAVID MAXWELL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit A, on the Plan of 473 Timmons Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No 20211215-0165572, amended in Instrument No 20220516-0056185 and Second Correction in Instrument No 20230224-0013093, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jaime Alejandro Castro Granados and Adiana Hernandez Garcia, husband and wife by Warranty Deed from Vulfpeck, GP, a Tennessee General Partnership of record in Instrument No 20230714-0054219, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **unimproved** property known as **473 A Timmons Street, Nashville, Tennessee 37211**

Karen Johnson Davidson County
Batch # 1304706 **DEEDQC**
08/01/2025 10 58 05 AM 2 pgs
Fees $12 00 Taxes $0 00

20250801-0061097

Witness my/our hand(s) this the 25 day of JULY, 2025

Jaime Alejandro Castro Granados

ADRIANA HERNANDEZ.

Adriana Hernandez Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME ALEJANDRO CASTRO GRANADOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the ~~12th~~ 25TH of July, ~~2023~~ 2025

Notary Public
My Commission Expires
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIANA HERNANDEZ GARCIA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the ~~12th~~ 25 of July, ~~2023~~ 2025

Notary Public
My Commission Expires 03/16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212