QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

JM-QCD-24-357

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 28 DAY OF AUGUST, 20 25

Notary Public

MY COMMISSION EXPIRES: 03-20-28 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Francisco M. Castro	**NEW OWNER**	
(NAME)	(NAME)	**161-04-0-142.00**
357 Tusculum Road,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ROMULO VILLATURO AND WIFE, LESBIA TURCIOS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FRANCISCO M. CASTRO** 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 Lot 1 on the Plan of Goodrich Heights, as of record in Plat Book 2663, Page 60, in the Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 141.82 feet on the south side of Tusculum Road and extends back 304.7 feet on the west line and 276.9 feet on the east line, to a dead line on which it measures 124.9 feet.

Included but excluded there from is that part of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by decree No. A-6176 of the Circuit Court Clerks Office, as follows: A small strip of parcel of land in the 31st Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot 1 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for said County. Said part of Lot 1 fronts 141.82 feet on the present South margin of Tusculum Road and runs back South 1 deg. 35 min. East 6.30 feet on the West line and South 2 deg. 26 min. West 6.3 feet on the East line to points on the new relocated South margin of Tusculum Road, on which it measures 141.82 feet thereon and containing 649 square feet, more or less.

Also Included, but excluded from the above description is property described in conveyance to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20180906-0088520, in the Register's Office for Davidson County.

Being a portion of the same property conveyed to Romulo Villaturo and wife, Lesbia Tucios by Warranty Deed from R. Keith Garman, Devisee under the Last Will and Testament and of Joyce Catherine Garman of record in Instrument No. 20131004-0104458, in the Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 04, 2013.

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 **improved** property known as: **357 Tusculum Road, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch # 1315797 **DEEDQC**
08/28/2025 02:21:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250828-0069088

Witness my/our hand(s) this the 18 day of August, 2025.

Romulo Villaturo

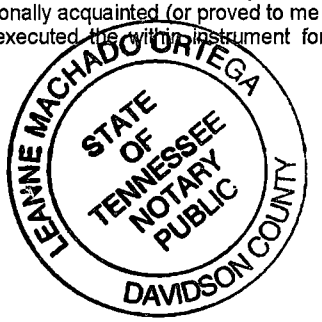
Lesbia Turcios

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROMULO VILLATURO, 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 .

Notary Public
My Commission Expires: 05/03/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESBIA TURCIOS, 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 .

Notary Public
My Commission Expires: 05/03/2027
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206