QUITCLAIM DEED

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

LB-QCD-25-357

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, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Francisco M. Castro and Berta Lidia Fermina Primero Jeronimo	**Same as 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, **FRANCISCO M. CASTRO,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FRANCISCO M. CASTRO AND BERTA LIDIA FERMINA PRIMERO JERONIMO, HUSBAND AND WIFE** 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 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.

Being the same property conveyed to Francisco M. Castro, by Quitclaim Deed from Romulo Villaturo and wife, Lesbia Tucios, of record in Instrument No. 20250828-0069088, in the Register's Office for Davidson County, Tennessee, being simitaniously recorded herewith.

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
Batch # 1315799
08/28/2025 02:23:15 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250828-0069090

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

Francisco M. Castro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCISCO M. CASTRO, 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 25 of August, 2025.

Notary Public
My Commission Expires: 03-20-28
(SEAL)

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

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212