Karen Johnson Davidson County
Batch# 1340106 DEEDQC
10/30/2025 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251030-0086253

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Kaskito Trust
328 Montague Way
Madison, TN 37115

Send Tax Bills To:
New Owner

Map and Parcel No.
05112007900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Fernando Caratachea and wife, Maria Perez, as Tenants by the Entireties**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Kaskito Trust dated October 29, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 13, of the unrecorded Plan of Core Subdivision, to which plan reference is hereby made for a more complete description, and described according to a copy of the survey thereof made in April, 1946, by Anderson and Chee Surveyors, as follows:

Beginning at a point in the south margin of Due West Avenue at the corner of Lots No. 13 and No. 14; thence with the line between said lots, southerly 150 feet to a point; a corner of Lot No. 17; thence with the line between Lots No 13 and No 17; westerly 75 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 13, northerly 150 feet to the south margin of Due West Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to **Fernando Caratachea and wife, Maria Perez, as Tenants by The Entireties**, by Warranty Deed dated August 28, 2013, from **Luis David Caratachea and wife, Reina Isela Caratachea**, recorded in Instrument No. 20130830-0091857, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **328 Montague Way, Madison, TN 37115 (a/k/a 328 E. Due West Avenue, Madison, TN 37115).**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 29th day of October 2025.

Fernando Caratachea

Maria Perez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Fernando Caratachea**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October 2025.

Notary Public

My Commission Expires: 12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Maria Perez**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October 2025.

Notary Public

My Commission Expires: 12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 29th day of October 2025.

Notary Public

My Commission Expires: 12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron B. Morales**, 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 October 29, 2025.

Affiant Signature

October 29, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of October 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
February 7 2026
COUNTY OF WILLIAMSON