AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 586217692-87932047

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 1343458 DEEDQC
11/12/2025 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251112-0089768

Tax ID No.: 108-12-0B-058.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 30 day of Sept, 20 25, by and between **Stella Dinorah Nigro, a/k/a Stella Nigro Bermudez and Walter J. Bermudez, a married couple**, a mailing address of 1709 Hickory Chase Circle, Keller, TX 76248, hereinafter referred to as Grantor(s) and **Walter Jose Bermudez and Stella Dinorah Nigro, as Trustees of The Walter Jose Bermudez and Stella Dinorah Nigro Living Trust, dated Sept 30, 2025, and any amendments thereto**, a mailing address of 1709 Hickory Chase Circle, Keller, TX 76248, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2112 North Ashford Court, Nashville, TN 37214

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20221110-0120513, recorded on 11/10/2022 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Stella Dinorah Nigro, a/k/a Stella Nigro Bermudez

Walter J. Bermudez

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Stella Dinorah Nigro, a/k/a Stella Nigro Bermudez and Walter J. Bermudez, the within named bargainer, 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, at offices, the 30 day of September, 2025

Notary Public
My Commission expires: 08/28/2026

ROBIN E. HOUGHTON NOTARY PUBLIC STATE OF TEXAS ID 131701023 EXP. 08-28-2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Texas
COUNTY OF Tarrant

Sworn to before me this 30 day of September, 2025

Notary Public
My Commission Expires: 08/28/2026

ROBIN E. HOUGHTON NOTARY PUBLIC STATE OF TEXAS ID 131701023 EXP. 08-28-2026

Name and address for person(s) responsible for taxes:

Walter Jose Bermudez and Stella Dinorah Nigro
1709 Hickory Chase Circle
Keller, TX 76248

Name and address of property owner:

Walter Jose Bermudez and Stella Dinorah Nigro
1709 Hickory Chase Circle
Keller, TX 76248

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the plan of Phase I-A Section Two, Harborview, of record in Plat Book 6900, Pages 756-758, as being amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

APN: 108-12-0B-058.00

PROPERTY COMMONLY KNOWN AS: 2112 North Ashford Court, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 9/30/2025. [date of document]

Affiant Signature

11/10/2025

Date

State of New York

County of Erie

Sworn to and subscribed before me this 10th day of NOVEMBER, 2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL