File No: 2004583946

Karen Johnson Davidson County
Batch# 1356516 DEEDQC
12/10/2025 03:17:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20251210-0098317

After Recording, Send to:
National Link
1400 Cherrington Pkwy, Ste 300
Moon Twp, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
MIAH RAQUEL CASTILLO, 2158 BAYPORT AVE, OLD HICKORY, TN 37138

Exempt: Section 67-4-409(a)(1)(C)(v): Domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 044-09-0B-094-00

QUITCLAIM DEED

MARIANO ALBERTO SAGASTEGUI CACERES, unmarried, and **MIAH RAQUEL CASTILLO,** unmarried, ("Grantor"), a formerly married couple who are now divorced pursuant to the Decree filed in the Fourth Circuit Court, Davidson County, Tennessee, Docket No 25D-173, of 2158 BAYPORT AVE, OLD HICKORY, TN 37138, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **MIAH RAQUEL CASTILLO,** unmarried, ("Grantee"), whose tax mailing address is 2158 BAYPORT AVE, OLD HICKORY, TN 37138, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 94, PHASE 2 ON THE PLAN OF ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20190423-0037385, AMENDED IN INSTRUMENT NOS. 20190627-0062402 AND 20200116-0005698, INSTRUMENT NO. 20201203- 0140753, INSTRUMENT NO.

INSTRUMENT NO. 20210224-0022939, AND IN INSTRUMENT NO. 20210825-0115036, AND ATTORNEY'S CERTIFICATE IN INSTRUMENT NO. 20200406-0036201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF ROWHOUSES AT ROBINSON ROAD, SHOWN ON EXHIBITS "C1"AND "C2"TO THE FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20210224-0022939, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

THE CONVEYANCE OF THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1. THE PLAN OF RECORD AS SET OUT ON EXHIBITS "C-1"AND "C-2"TO THE FIRST AMENDMENT IN INSTRUMENT NO. 20190627-0062402, SAID REGISTER'S OFFICE, SHOWS AN OWNER'S CERTIFICATE, AND IS SUBJECT TO ALL MATTERS AS SET FORTH THEREIN.

2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20190423-0037385 AMENDED IN INSTRUMENT NOS. 20190627- 0062402; 20200116-0005698; 20201203-0140753 AND ATTORNEY'S CERTIFICATE IN INSTRUMENT NO. 20200406-0036201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY-LAWS OF ROWHOUSES AT ROBINSON ROAD CORPORATION APPENDED THERETO.

3. CHARTER OF ROWHOUSES AT ROBINSON ROAD CORPORATIOR, OF RECORD IN INSTRUMENT NO. 20200206-0014175, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. EASEMENT FOR HIGHWAY PURPOSES RECORDED IN BOOK 4377, PAGE 391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. A 50 FEET TENNESSEE NATURAL GAS TRANSMISSION LINE ACROSS THE PREMISES AND CONTROLLED ACCESS AREA ALONG A PORTION OF ROBINSON ROAD AND INDUSTRIAL DRIVE, OF RECORD IN PLAT BOOK 6200, PAGE 73, SAID REGISTER'S OFFICE, AS PARTIALLY ABANDONED IN INSTRUMENT NOS. 20020923-0115686 AND 20020923-0115687, SAID REGISTER'S OFFICE.

6. A RAYON CITY WATER EASEMENT RECORDED IN BOOK 5861, PAGE 693, SAID REGISTER'S OFFICE.

7. EASEMENTS, CONDITIONS, RESERVATIONS AS SET FORTH IN BOOK 6274, PAGE 436, AND BOOK 6392, PAGE 453, SAID REGISTER'S OFFICE.

8. CONTRACT OF CONVEYANCE AND NON-EXCLUSIVE EASEMENT OF RECORD IN BOOK 5861, PAGE 693, SAID REGISTER'S OFFICE.

9. EASEMENT AGREEMENT FOR ROADWAY, ACCESS, AND OTHER PURPOSES OF RECORD IN BOOK 8421, PAGE 436, SAID REGISTER'S OFFICE.

10. AGREEMENT FOR DEDICATION OF EASEMENT FOR WATER MAINS AND APPURTENANCES OF RECORD IN BOOK 11008, PAGE 297, SAID REGISTER'S OFFICE.

11. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN INSTRUMENT NUMBER 20011010-0110524, INSTRUMENT NUMBER 20011010-0110526, AND INSTRUMENT NUMBER 20011010-0110528, SAID REGISTER'S OFFICE.

12. A 50-FOOT GAS LINE EASEMENT AND A PORTION OF GAS LINE TO BE ABANDONED OF RECORD IN INSTRUMENT NUMBER 20020923-0115686 AND INSTRUMENT NUMBER 20020923- 0115687, SAID REGISTER'S OFFICE.

13. NOTICE OF LAND USE RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091002-0091660 AND INSTRUMENT NO. 20091002-0091659, SAID REGISTER'S OFFICE.

14. DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS OF RECORD IN INSTRUMENT NO. 20190315-0023882, SAID REGISTER'S OFFICE.

15. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS, AND APPURTENANCES OF RECORD IN INSTRUMENT NO. 20190604-0053339, SAID REGISTER'S OFFICE.

16. AGREEMENT FOR DEDICATION OF PUBLIC RIGHT-OF-WAY OF RECORD IN INSTRUMENT NO. 20190723-0071867, SAID REGISTER'S OFFICE.

17. TAXES FOR THE CURRENT YEAR, WHICH HAVE BEEN PRORATED AND PAID BY GRANTOR(S) HEREIN AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY AS CONVEYED FROM CRAIGHEAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO MARIANO ALBERTO SAGASTEGUI CACERES AND MIAH RAQUEL CASTILLO, HUSBAND AND WIFE AS DESCRIBED IN SPECIAL WARRANTY DEED, INSTRUMENT NO. 20211122-0154674, DATED 11/19/2021, RECORDED 11/22/2021, IN DAVIDSON COUNTY RECORDS.

Assessor's Parcel No: 044-09-0B-094-00

Property Address is: 2158 BAYPORT AVE, OLD HICKORY, TN 37138

BEING THE SAME PROPERTY CONVEYED TO MARIANO ALBERTO SAGASTEGUI CACERES AND MIAH RAQUEL CASTILLO, HUSBAND AND WIFE FROM CRAIGHEAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 11/19/2021, RECORDED 11/22/2021, DEED INSTRUMENT NO. 20211122-0154674, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

The grantee promises to pay the indebtedness remaining due on that certain promissory note dated 11/19/2021 in the original amount of $276,058.00 and to assume the obligations shown in the Deed of Trust executed to secure performance thereof, which was recorded 11/22/2021 Instrument number 20211122-0154675 of Davidson County records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 12/5, 2025.

MARIANO ALBERTO SAGASTEGUI CACERES

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **MARIANO ALBERTO SAGASTEGUI CACERES**, personally known to me, or has produced Driv license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of Dec., 2025.

Notary Public

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

Executed by the undersigned on 12/5, 2025:

Miah Castillo

MIAH RAQUEL CASTILLO

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **MIAH RAQUEL CASTILLO**, personally known to me, or has produced driv lic., as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of Dec., 2025.

Norman Kantrowitz
Notary Public
Exp. 3-28-2028

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me on this the 5 day of December, 20 25.

Notary Public

My Commission Expires: 3-28-28

SEAL

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brian Angus 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 the day of 05 December 2025 (date of document).



Brian Angus

Affiant Signature Date 09 December, 2025

State of PA County of Allegheny

Sworn to and subscribed before me this 09 day of December 2025.



Notary's Signature – James Quigley

MY COMMISSION EXPIRES: 12/16/2028

NOTARY'S SEAL (if on paper):

Commonwealth of Pennsylvania - Notary Seal
James Quigley, Notary Public
Allegheny County
My commission expires December 16, 2028
Commission number 1387790
Member, Pennsylvania Association of Notaries