THIS INSTRUMENT PREPARED BY (and return to):
STACEY A. TERRAL, ATTORNEY
2278 N. Ranch Rd.,
Murfreesboro, Tennessee 37129

Karen Johnson Davidson County
Batch # 1365120 DEEDQC
01/05/2026 12:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000341

FROM: LAURENCIO CASTRO MELO and
MARIA DE LOS ANGELES ESCALANTE

TO: CASTRO FAMILY TRUST

ADDRESS NEW OWNER:
Castro Family Trust
Attn: Christopher Castro Escalante, Trustee
5121 Hoods Branch Rd.
Springfield, Tennessee 37172

MORTGAGEE:
None

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
039-00-0-320

QUITCLAIM DEED

THERE IS NO ACTUAL CONSIDERATION FOR THIS TRANSFER. THIS IS A TRANSFER BY A TRANSFEROR OF REAL ESTATE TO A REVOCABLE LIVING TRUST CREATED BY THE SAME TRANSFEROR AND BY A SPOUSE OF THE TRANSFEROR, AND, AS SUCH, THIS TRANSFER IS TAX EXEMPT, IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED, § 67-4-409(a)(1)(C)(vi).

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, **LAURENCIO CASTRO MELO and MARIA DE LOS ANGELES ESCALANTE, husband and wife**, and their heirs and assigns, hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **CHRISTOPHER CASTRO ESCALANTE, TRUSTEE of the CASTRO FAMILY TRUST**, hereinafter called the Grantee, all of their collective rights, title and interest in and to the following described certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Please see the legal description attached hereto as Exhibit A.

This is improved property known as **5012 Clarksville Highway, Whites Creek, TN 37189**.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of December, 2025.

Laurencio Castro

LAURENCIO CASTRO MELO

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURECIA CASTRO MELO**, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed.

Witness my hand and official seal this 22 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: My Commission Expires December 19, 2026

TROY A. WALTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of Dec, 2025.

Maria A. Escalante.

MARIA DE LOS ANGELES ESCALANTE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA DE LOS ANGELES ESCALANTE**, with whom I am personally acquainted or who proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed.

Witness my hand and official seal this 22 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: My Commission Expires December 19, 2026

TROY A. WALTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER CASTRO ESCALANTE**, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed.

CASTRO FAMILY TRUST

By: _____
CHRISTOPHER CASTRO ESCALANTE, TRUSTEE

Witness my hand and official seal this 22 day of December, 2025.

_____
~~NOTARY PUBLIC~~

My Commission Expires: _____

My Commission Expires
December 19, 2026

TROY A. WALTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Legal Description

LAND in Davidson County, Tennessee, beginning at a point in the northeasterly margin of Clarksville Highway, said point being the southwesterly corner of the herein described property and the northwesterly corner of the Stanley Walker and William Curtis property described as tax map. 39. Parcel 71 on a mortgage loan inspection by Campbell McRae and Associates Surveying, Inc., dated 11/1/05; thence leaving the margin of Clarksville Highway a/k/a Clarksville Pike N 59 deg., 30' east. A distance of 848 feet to a point; thence N 21 deg. 15' 51" W. A distance of 245 feet to a point; thence N 53 deg., 23' 17" E. A distance of 565 feet to a point; thence N 87 deg. W. A distance of 680 feet to a point; thence S 28 deg. 31' W. A distance of 655 feet, more or less to a point; thence S 87 deg. E. A distance of 320 feet, more or less to a point; thence S 21 deg. 30' E. A Distance of 149 feet to a point; thence S 59 deg. 30' W. A distance of 566 feet to a point situated in the northeasterly margin of Clarksville Pike, thence with the margin of Clarksville Pike, S 37 deg. E. A distance of 16 feet to the point of beginning and containing 8.0 acres, more or less.

Being the same property conveyed to Wilmore Properties, LLC, a Tennessee limited liability company, by QuitClaim deed from Winston Templet, an unmarried person, dated October 4, 2018, and recorded on October 5, 2018, of record in Instrument No. 20181005-0099003, Register's office for Davidson County, Tennessee.

Being the same property conveyed from Wilmore Properties, LLC to Laurencio Castro Melo and Marie De Los Angeles Escalante, husband and wife, by Warranty Deed recorded on July 24, 2023 of record in Instrument No. 20230724-0056863.