Name and Address of New Owner:
7235 Althorp Way #T4
Nashville, TN 37211

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1378608 DEEDQC
02/10/2026 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260210-0009987

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 172-12-0D-420.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maritza C. Castro, unmarried woman,** "the Grantor," convey and quitclaim any interest they have unto **Jose R. Castro, unmarried,** "the Grantee," the following described real estate in County, Tennessee:

Land in Davidson County, Tennessee, being Unit T-4 as shown on Exhibit B2 and B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (section Two, the Town Center Homes), of record as Instruments No.20050324-0032209, as amended and shown on Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, the Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maritza C. Castro, unmarried woman by Warranty Deed from Jack D. Tipton and Deborah L. Tipton, husband and wife, of record in Instrument No.20240325-0020624 Register's Office for Davidson County, Tennessee, dated March 22nd, 2024 and recorded on March 25th, 2024.

This is Improved property known as 7235 Althorp Way #T-4, Nashville TN 37211

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 9th day of February, 2026.

_____ (SEAL)
Maritza C. Castro

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Maritza C. 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of February, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of February 2026

_____
Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2026-8688-?

202602100009987

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 February 9th 2026 (date of document)

Regina Sullo

Affiant Signature

2/10/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10th day of February, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

