Karen Johnson Davidson County
Batch# 1380799 DEEDQC
02/13/2026 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011836

Name and Address of New Owner:
Angelica Conde Aguirre
5 I 3 Bluewater Dr
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13614008500

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, **Jose Salazar and Angelica Salazar, husband and wife,** "the Grantor," convey and quitclaim unto **Angelica Conde Aguirre F/K/A Angelica Conde 'Aguirre,** "the Grantee," all their interest in the following described real estate in Davidson

County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Castlegate Subdivision, Section I, recorded in Plat Book 4460, Page I I 5, amended in Plat Book 5129, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jose Salazar and Angelica Salazar, husband and wife by Warranty Deed from Jason Todd Randolph, unmarried dated September 4th 2009 and recorded September 11th 2009 in Jnstrument No. 20090911-0085286 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 513 Bluewater Drive, Nashville, TN 3 7217.

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 QUJTCLAIM 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 TBA T NO TITLE INSURANCE JS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22nd day, of November ,2025.

Jose Salazar

Angelica Conde A

Angelica Conde Aguirre

State of Texas

County of Bexar §

Before me, Moraima J Mcgraw, on this day, November 22, 2025, personally appeared by means of an interactive two-way audio and video communication, Jose Salazar, who proved to me through Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization. Given under my hand and seal of office this 22nd, day of November 2025.

MORAIMA J. MCGRAW
Notary ID #124713417
My Commission Expires
January 5, 2028

Moraima J. Mcgraw

Notary Signature Moraima J Mcgraw
My Commission Expires: 01/05/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 12 day of February 2026, before me personally appeared Jose Salazar and Angelica Conde Aguirre, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of February, 2026.
Notary Signature
My commission Expires: 05/08/2028

AFFIDAVIT OF VALUE
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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angelica Conde A

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Sword to and subscribed before me this 12 day of February, 2026.

Notary Signature
My commission Expires: 05/08/2028

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 11.22.25 (date of document).

Affiant Signature

11.22.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of November 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

COMNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL