Karen Johnson Davidson County
Batch# 1382786 DEEDQC
02/19/2026 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013233

QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-26-1327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MARIANO ALBERTO SAGASTEGUI CACERES	**New Owner**	**12002014000**
(NAME)	(NAME)	
1327 Mars Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIANO ALBERTO SAGASTEGUI CACERES AND MIAH RAQUEL CASTILLO ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MARIANO ALBERTO SAGASTEGUI CACERES ("GRANTEES)

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF STARDUST ACRES OF RECORD IN PLAT BOOK 1424, PAGE 92, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARIANO ALBERT SAGASTEGUI CACERES AND MIAH RAQUEL CASTILLO, BY WARRANTY DEED, FROM ROBERT J. WINGO, JR. AND ROBERT J. WINGO, OF RECORD IN INSTRUMENT NO. 20180625-0060794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MARIANO ALBERT SAGASTEGUI CACERES BEING ONE AND THE SAME AS MARIANO ALBERTO SAGASTEGUI CACERES

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1327 Mars Drive, Nashville, Tennessee 37217.**

Witness our hands this the 19th day of February, 2026.

MARIANO ALBERTO SAGASTEGUI CACERES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIANO ALBERTO SAGASTEGUI CACERES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of February, 2026.

Notary Public

My Commission Expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

Witness our hands this the 19th day of February, 2026.

MIAH RAQUEL CASTILLO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MIAH RAQUEL CASTILLO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of February, 2026.

Notary Public

My Commission Expires: 1-22-29

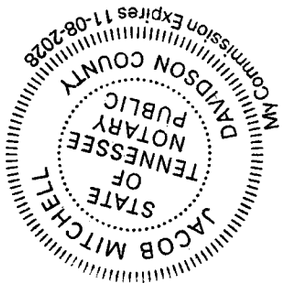
Witness our hands this the 19 day of February, 2026.

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

I, Adam H. Jefferson, 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 19, 2026 (date of document).

Affiant Signature

Date 2-19-2026



State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: