Prepared By:
Jaime De La Rosa 1021 Lionheart Drive, Hermitage, TN 37076 |

After Recording Return To:
1021 Lionheart Drive
Hermitage, Tennessee 37076

Karen Johnson Davidson County
Batch # 1387022 DEEDQC
03/02/2026 11:36:25 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260302-0016067

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 09, 2026 THE GRANTOR(S),

Jaime De La Rosa ("Grantor"), a married person, of 1021 Lionheart Drive, Hermitage, Davidson County, Tennessee 37076

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Angela Castigliano, married person as her sole and separate property, ("Grantee") a single person, residing at 1021 Lionheart Drive, Hermitage, Davidson County, Tennessee 37076

the following described real estate, situated in Hermitage, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Prior instrument reference: Book : Instrument No. 20251112-0090218, Page : N/A.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer between spouses

Tax Parcel Number: 087-10-0B-102.00CO

Mail Tax Statements To:
Angela Castigliano
1021 Lionheart Drive
Hermitage, Tennessee 37076

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2-9-26

Jaime De La Rosa

Jaime De La Rosa
1021 Lionheart Drive
Hermitage, Tennessee, 37076

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 9th day of Feb., 26, before me personally appeared Jaime De La Rosa, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Deane Cox
Notary Public

Notary Public
Title (and Rank)

My commission expires 03/26/2028

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Jaime De La Rosa
Affiant
Affiant's Name: Jaime De La Rosa

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 26 day of February, 2026

Notary

KRISTEN COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-2028

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 102, on the Final Plat 4307 Central Pike Overlook at Aaron's Cress Phase 2 of record in Plat of record in Instrument No. 20250404-0025721, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes, LLC. A Delaware limited liability Company by Warranty Deed dated March 29, 2022, from The LUX Development Group, LLC, a Tennessee limited liability Company and The Wise Group, Inc., A Tennessee Company (a/k/a Wise Group Inc.) of record in Instrument No. 20220413-0042550, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jaime De La Rosa, and Angela Castigliano, a married couple, by Warranty Deed from Beazer Homes, LLC, recorded in Book __*____, Page _____, Register's Office for Davidson County, Tennessee.

* 202511120090218

Property known as: 1021 Lionheart Drive, Hermitage, TN 37076

Map & Parcel ID: 087-10-0B-102.00CO

Certificate of Authenticity

I, Anthony N. Greco, 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 10th day of November, 2025.

Anthony N. Greco, Affiant — 11/10/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 10th day of November, 2025.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027