Karen Johnson
Batch # 1387053
03/02/2026 12:15:57 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260302-0016109

PREPARED BY:
Kalista Dwyer
803 Division Street Apt 702
Nashville, TN
37203

RETURN DEED AND MAIL TAX STATEMENTS TO:
Nick Saucedo
462 Flintlock CT
Nashville, TN
37217

PARCEL ID NUMBER:
135-16-0B-030.00-CO

Blank Space Above Line Reserved For Recorder's Use

TENNESSEE QUITCLAIM DEED

COVER PAGE

DATE: 2/25/2026
PROPERTY ADDRESS: **462 Flintlock Ct, Nashville, Tennessee, 37217**
GRANTOR: **Kalista Dwyer**

TENNESSEE QUITCLAIM DEED

(Pursuant to Tenn. Code § 66-5-103(2))

State of Tennessee

County of Davidson

THIS QUITCLAIM DEED, dated 2/25/2026, is made by and between the Grantor, identified as follows:

Name: **Kalista Dwyer**
Address: 803 Division St, 702, Nashville, Tennessee, 37203
Marital Status: Single (Not Married)

title!
20230309-0017010

AND the Grantee, identified as follows:

Name: **Nick Saucedo**
Address: 462 Flintlock Ct, Nashville, Tennessee, 37217
Marital Status: Single (Not Married)

Legal description of the property:

Being Unit No. 30 on the plan of Horizontal Property Regime Private Element Plat, Woodridge at Nashboro Village, Nashboro Village – Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Commonly known as: 462 Flintlock Ct, Nashville, Tennessee, 37217.

Parcel identification number: 135-16-0B-030.00-CO

WITNESSETH, that Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, does quitclaim to the Grantee all of Grantor's right, title, interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

TO HAVE AND TO HOLD the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.

KD

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: _____

Print Name: Kalista Dwyer

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of TN)

) ss.

County of Wilson)

On this 25 day of February, 20 24, before me, Kalista D Jeffers Nick Sanders, personally appeared, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Quitclaim Deed instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of TN that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (SEAL)
Notary Signature

Thomas W. Wilkerson
Notary Printed Name

My Commission Expires: 2/26/2029

OATH OF CONSIDERATION: (*Pursuant to Tenn. Code § 67-4-409(a)(1)(F)(i)*)

State of Tennessee
County of _____

THOMAS WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 26, 2029

The actual consideration or value, whichever is greater, for the transfer of real property under the foregoing Quit Claim Deed instrument is $ 10.00.

Affiant/Grantee Signature: _____
Affiant/Grantee Printed Name: Khalisha Dwyer

Affiant/Grantee Signature: _____
Affiant/Grantee Printed Name: Nicholas Saucedo

Subscribed and sworn before me, this 25 day of February, 20 26

_____ (SEAL)
Signature

Thomas Wilkerson
Printed Name

THOMAS WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 26, 2029