QUITCLAIM DEED

Karen Johnson
Batch # 1397466
03/25/2026 03:32:27 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260325-0023803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2026

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaime Alejandro Castro Granados, Trustee of The Jaime Alejandro Castro Granados Revocable Trust	**NEW OWNER**	
(NAME)	(NAME)	**148-14-0-194.00**
1971 Gatlin Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAIME ALEJANDRO CASTRO GRANADOS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAIME ALEJANDRO CASTRO GRANADOS, TRUSTEE OF THE JAIME ALEJANDRO CASTRO GRANADOS REVOCABLE TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Haywood Forest, Section Three Subdivision of record in Plat Book 5200, Page 245, 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 Jaime Alejandro Castro Granados and Adriana Hernandez Garcia, husband and wife, from Carol L Foxall Taylor by Warranty Deed dated July 20, 2020 and recorded in Instrument Number 20200904-0101150 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4729 Colemont Place, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 18 day of March, 2026

Jaime Alejandro Castro Granados

Adriana Hernadez Garcia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAIME ALEJANDRO CASTRO GRANADOS**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADRIANA HERNANDEZ GARCIA**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212