QUITCLAIM DEED

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

20260325-0023805

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 20th DAY OF March, 2026

Notary Public

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

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)	**120-06-0-023**
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 the northerly part of Lot No. 150 on the Plan of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

Said part of said Lot No. 150 fronts 60 feet on the southerly side of Saturn Drive and runs back between lines 213.6 feet, more or less, on the easterly side, and 204.4 feet, more or less, on the westerly side to the northerly margin of the proposed right-of-way of Briley Parkway measuring 90 feet, more or less, thereon.

Being the same property conveyed to Jaime Alejandro Castro Granados, married, from James S. Hicks, Jr., and Michelle Sharpe a/k/a Mary Michelle Sharpe, by Warranty Deed dated March 18, 2020, of record in Instrument Number 20200319-0030521, Register's Office for Davidson County, Tennessee.

Subject property having never been the marital residence of Grantor and/or his spouse.

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: **1319 Saturn, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 18 day of March, 20 26.

Jaime Alejandro Castro Granados

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 day of March, 20 26.

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