Address of New Owner:
Mario Oviedo-Tang
Marie Guadalupe Oviedo
Anna Valeria Rodriguez Castillo
825 Billingsgate Ct
Antioch, TN 37013

Record & Return to and
This Instrument Prepared By:
BLAKE GARNER, Attorney
Trinity Title LLC
401 W Main Street #200
Murfreesboro, TN 37130

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES – A TITLE SEARCH WAS NOT PERFORMED

Send Tax Statements To:
Mario Oviedo-Tang
Marie Guadalupe Oviedo
Anna Valeria Rodriguez Castillo
825 Billingsgate Ct
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel: 149-01-OB-062.00

Karen Johnson Davidson County
Batch# 1409115 DEEDQC
04/21/2026 12:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260421-0032804

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Mario Oviedo-Tang and Marie Guadalupe Oviedo, Husband and wife,** has/have this day bargained and sold and hereby conveys and quitclaims unto **Mario Oviedo-Tang and Marie Guadalupe Oviedo, Husband and Wife and Anna Valeria Rodriguez Castillo, a Single Woman as joint tenants with rights of survivorship,** their heirs and assigns, forever, all of their right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 275 on the Plan of Phase III, Piccadilly Square, as of record in Plat Book 6250, Pages 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mario Oviedo-Tang and Marie Guadalupe Oviedo, Husband and Wife by Warranty Deed from Daniel Martinez, married and Anna Maria Rodriguez-Castillo, unmarried as joint tenants with right of survivorship dated January 14, 2025 and appearing of record in Instrument Number 20250115-0003360 in the Register's Office for Davidson County, Tennessee.

Said property is improved property known as 825 Billingsgate Court Antioch, TN 37013

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 13 day of February 2026

Mario Oviedo-Tang

Marie Guadalupe Oviedo

STATE OF Tennessee)
)
COUNTY OF Rutherford)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Mario Oviedo-Tang and Marie Guadalupe Oviedo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 13 day of February, 2026

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1-22-2030

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me this 13 day of February, 2026

NOTARY PUBLIC
My Commission Expires: 1-22-2030

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 13, 2026.

Date

Aimee Cain

Affiant Signature

April 21, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of April, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

