QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1417377 DEEDQC
05/07/2026 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260507-0041211

G-B-26-473A

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 5th DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaime Alejandro Castro Granados	**Same as New Owner**	
(NAME) **1971 Gatlin Drive**	(NAME) **1971 Gatlin Drive**	**119-13-0H-004.00-CO**
(ADDRESS) **Nashville, TN 37210**	(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, **DAVID MAXWELL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAIME ALEJANDRO CASTRO GRANADOS** 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 Unit A, on the Plan of 473 Timmons Cottages, a Horizontal Property Regime with Private Elements of record on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20211215-0165572, amended in Instrument No. 20220516-0056185 and Second Correction in Instrument No. 20230224-0013093, 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 by Warranty Deed from Vulfpeck, GP, a Tennessee General Partnership of record in Instrument No. 20230714-0054219 Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 14, 2023.

Being the same property conveyed to David Maxwell by Warranty Deed from Jaime Alejandro Castro Granados and Adriana Hernandez Garcia, husband and wife of record in Instrument No. 20250801-0061097 Register's Office for Davidson County, Tennessee, dated July 25, 2025 and recorded on August 01, 22025.

The above property has never been the principal marital residence for the Grantor.

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: **473 A Timmons Street, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 5 day of May, 2026.

David Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MAXWELL, 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 5 of MAY, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jacob Mitchell, 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 5/5/2026 (date of document).

Affiant Signature

Date 5/7/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary Signature

MY COMMISSION EXPIRES: _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/06/2026
DAVIDSON COUNTY