Karen Johnson Davidson County
Batch# 1428339 DEEDQC
06/05/2026 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260605-0051049

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 4060095-5

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 091 03 0B 010.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 1 day of June, 2026, by and between **Ashfan Real Estate Holdings LLC a Delaware Limited Liability Company,** with a mailing address of 1641 54th Ave N, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Stefan de Castroverde, a married person,** residing at 1641 54th Ave N, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1641 54th Ave N, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ashfan Real Estate Holdings LLC a Delaware Limited Liability Company

Name: Stefan de Castroverde
Title: Manager

STATE OF California
COUNTY OF Orange

Before me, M. Kahnamelli, a Notary Public, of the State and County mentioned, personally appeared Stefan de Castroverde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager (insert title) of **Ashfan Real Estate Holdings LLC a Delaware Limited Liability Company**, the within named Grantor and that such Manager (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Aliso Viejo, California, this 01st day of June, 2026.

Notary Public

My Commission expires: 12-26-2027

M. KAHNAMELLI
Notary Public - California
Orange County
Commission # 2477719
My Comm. Expires Dec 26, 2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Stefan de Castroverde

STATE OF California
COUNTY OF Orange

Subscribed and sworn to before me this 01st day of June, 2026.

Notary Public
My Commission Expires: 12-26-2027

M. KAHNAMELLI
Notary Public · California
Orange County
Commission # 2477719
My Comm. Expires Dec 26, 2027

Name and address for person(s) responsible for taxes:

Stefan de Castroverde
1641 54th Ave N
Nashville, TN 37209

Name and address of property owner:

Stefan de Castroverde
1641 54th Ave N
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 10 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property as conveyed from Stefan De Castroverde to Ashfan Real Estate Holdings LLC a Delaware Limited Liability Company as set forth in Deed Instrument #20241219-0098532 dated 12/18/2024, recorded 12/19/2024, DAVIDSON County, TENNESSEE.

Tax ID Number: 091 03 0B 010.00

Property commonly known as: 1641 54th Ave N, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Laurie Rux, 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 June 01, 2026.

Laurie Rux
Affiant Signature

06.03.2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 3rd day of June 2026.

Notary's Signature

MY COMMISSION EXPIRES: 08.21.2027

NOTARY'S SEAL

Commonwealth of Pennsylvania – Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

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