QUITCLAIM DEED
(create tenants by entirety)

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Robertson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

AUBREY DEBERRY NOTARY PUBLIC TENNESSEE My Comm Exp. November 18, 2029 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
BRANDON FARRANDS and ANDREA MARIA OVALLE LANUZA	Same	026-06-0-076.00
(NAME) 105 Asbee Ct,	(NAME)	
(ADDRESS) Goodlettsville TN, 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BRANDON FARRANDS,** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey and do quitclaim unto **BRANDON FARRANDS and wife, ANDREA MARIA OVALLE LANUZA, as tenants by the entirety,** hereinafter called the **GRANTEES**, survivor and assigns, forever, all right, title and interest, the following described tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 132 on the Re-subdivision of Lots 130-133, Windsor Green, Phase I, Section II, a Planned Unit Development, as of record in Book 6050, page 45, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

AND BEING the same property conveyed to Brandon Farrands by Warranty deed from Diane W. Simpson nka Diane Simpson Curtis joined by husband, David Curtis, dated May 12, 2023 and filed of record in Instrument 20230519-0037654, Register's Office for Davidson County, Tennessee.

Unimproved

This is improved x property, known as 105 Asbee Court, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 27 day of July, 2026

BRANDON FARRANDS

STATE OF TENNESSEE)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BRANDON FARRANDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of July, 2026.

Notary Public
My Commission Expires:

AUBREY DEBERRY NOTARY PUBLIC TENNESSEE My Comm Exp. November 18, 2029 COUNTY OF ROBERTSON

Karen Johnson Davidson County
Batch # 1452590 DEEDQC
07/29/2026 04:06:00 PM 1 pg
Fees: $12.00 Taxes: $0.00

20260729-0069914