Name and Address of New Owner:
Brayan Alexander Castillo Rivera
Justin Alejandro Castillo Rivera
69 Thompson Lane
Nashville, TN 37211

Send Tax Bills To:
Kevin Castillo
69 Thompson Lane
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1472006 DEEDQC
09/11/2026 01:48:42 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084647

This Instrument Prepared By:

Harish Kumar
1847 Wadebridge Way
Brentwood, TN 37027

Map & Parcel No:
133-15-0A-087 00-CO
133-15-0A-044 00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, Harish Kumar and Ritu Kumar, "the Grantors" do" hereby convey, transfer, remise, release, relinquish and quitclaim unto Brayan Alexander Castillo Rivera (also known as Riveria on TN ID) and Justin Alejandro Castillo Rivera, both unmarried the "Grantees", Grantees heirs and assigns, all of Grantors right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, and better described as follow, to wit:

Being two certain condominium apartments situated In Davidson County, Tennessee, being Unit No O-1, and Unit G-8, together with the appurtenant interest in the common elements of Pagoda Condominium, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code

Annotated, and as established by the Master Deed of record in Book 6111, Page 22, as amended in Book 9445, page 492, and in Book 10458, page 936, Register's Office for Davidson County, Tennessee Said Unit being also depicted on the First Floor and Townhouse Unit Plan, Pagoda Condominium, attached as Exhibit A-2 to said Master Deed, as amended The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pagoda Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Harish Kumar and Ritu Kumar, Husband and wife, by Warranty Deed from Yihan Wang and Fen Xia, husband and wife, dated March 6, 2025, of record in Instrument Number 20250311-0018425, Register's Office for Davidson County, Tennessee.

PROPERTY KNOWN AS IMPROVED PROPERTY
LOCATED AT: 320 Welch Rd, Unit 01 & Unit G8, Nashville, TN 37211

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of September, 2026.

Harish Kumar (SEAL)
HARISH KUMAR

Ritu Kumar (SEAL)
RITU KUMAR

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Harish Kumar and Ritu Kumar, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of September, 2026.

Julie Coone
Notary Public
My commission expires: [illegible]

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)

COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 6-24-27

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY