Karen Johnson Davidson County
Batch# 1479013 DEEDQC
10/01/2026 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090423

QUITCLAIM DEED

CASSANDRA LAHOUTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF ~~JULY~~ September 2026.

Notary Public

MY COMMISSION EXPIRES: 11-2-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wilian Armando Timal Ruiz	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**150 01 0 128.00**
135 N. Shortridge Rd.		
(ADDRESS)	(ADDRESS)	
Indianapolis, IN 46219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **TIKAL INC., AN INDIANA CORPORATION,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **WILIAN ARMANDO TIMAL RUIZ** ("GRANTEE") HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 2 ON THE PLAN OF MOSSDALE DRIVE SUBDIVISION, AS OF RECORD IN PLAT BOOK 8250, PAGE 331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TIKAL INC., BY WARRANTY DEED FROM JOHN TRICE FASIG, MARRIED AND AMY E. FASIG, UNMARRIED, DATED 11/10/2016, RECORDED 11/17/2016, AND FILED FOR RECORD AT INSTRUMENT NO. 20161117-0121465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO: SCRIVENER'S AFFIDAVIT OF RECORD AT INSTRUMENT NO. 20190408-0031841, SAID REGISTER'S OFFICE.

This is Improved Property commonly known as:
2713 MOSSDALE DRIVE, NASHVILLE, TN 37217

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 02 day of September 2026.

TIKAL, INC., AN INDIANA CORPORATION

BY: _____
MAURO SOLARES, AUTHORIZED SIGNATORY

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mauro Solares, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory for Tikal, Inc., an Indiana corporation, and that he is authorized by Tikal, Inc. to execute this instrument on its behalf as such corporation.

Witness my hand and official seal, this the 02 day of September, 2026.

_____
Notary Public
My Commission Expires:

NOTARY PUBLIC SEAL INDIANA
Gina Mariotti
Notary Public, State of Indiana
Marion County
Commission Number NP0764363
My Commission Expires
06/30/2033

Certificate of Authenticity

I, Mackenzie Baltz, 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 **September 2, 2026**.

Date

Affiant Signature

September 30, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **September**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/24
Date

Notary's Seal (if on paper)