Karen Johnson Davidson County
Batch# 1254222 DEEDQC
03/31/2025 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250331-0024225

**PREPARED BY:**
**Drumwright Law, PC**
**278 Franklin Road, Suite 160**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value, whichever is greater, for this transfer is $0.00.

**ADDRESS OF NEW OWNER:**
1269 Sioux Terrace
Nashville, TN 37115

AFFIANT

Subscribed and sworn to before me this 31st day of March, 2025.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

SEND TAX BILLS TO:
New Owner

Map & Parcel: 053-09-0-010

## QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Pablo Garcia Ruiz and Teresa Garcia Ruiz, as tenants in common with right of survivorship**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Pablo Garcia Ruiz and Juan Alfredo Garcia Ramos, as tenants in common with right of survivorship,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 84 on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pablo Garcia Ruiz and Teresa Garcia Ruiz from Harris E. Dowlen, by Warranty Deed, of record in Instrument No. 20191016-0106178, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1269 Sioux Terrace, Nashville, Tennessee 37115.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31st day of March, 2025.

Pablo Garcia Ruiz

Teresa Garcia Ruiz

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Pablo Garcia Ruiz and Teresa Garcia Ruiz**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 31st day of March, 2025.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 31, 2025.

J. Carlton Drumwright

3/31/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 3/31/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY