Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1339253 DEEDQC
10/29/2025 09 52 19 AM 2 pgs
Fees $12 00 Taxes $0 00

20251029-0085989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2025.

Notary Public

My commission expires: 6/25/29

SAMANTHA H MORTON
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows.	Send Tax Bills To.	Map-Parcel Number:
Gina Louise Patrick	**Gina Louise Patrick**	**14805005500**
208 Willow Court	**208 Willow Court**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WILLIAM ZACHARY GARCIA, HEIR OF CLARA H. GARCIA, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto GINA LOUISE PATRICK and husband, MICHAEL K. PATRICK, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, Plan of Hillbrook, Section II, of record in Plat Book 3300, Page 12, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Gina Louise Patrick and husband, Michael K Patrick, by Warranty Deed from Richard Claude Garcia and Teresa Ann Burton, dated December 21, 2018, of record in Instrument No. 20181226-0124747, as corrected by Scrivener's Affidavit in Instrument No. 20190114-0003606, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard Paul Garcia and wife, Clara H Garcia, by Warranty Deed from Randall Phillips Builders, Inc, dated April 23, 1962, of record in Book 3374, Page 7, in the Register's Office for Davidson County, Tennessee. Richard Paul Garcia died March 28, 2012, leaving Clara H Garcia as the sole surviving tenant. Clara H Garcia died intestate on November 16, 2017, leaving Gina Louise Patrick, Richard Claude Garcia, and Teresa Ann Burton as her sole heirs at law. Reference is hereby made to Affidavits of Heirship of record in Instrument No. 20181108-0110717 & Instrument No. 20181108-0110718, said Register's Office.

BY WAY OF RECITAL, Grantor herein avers that the Affidavits of Heirship re Clara H. Garcia of record in Instrument No. 201891108-0110717 and Instrument No. 20181108-0110718, RODCT, were inaccurate in the following particulars: said Affidavits failed to disclose that Clara H. Garcia was predeceased by a son, Michael Anthony Garcia, who died on August 11, 2009. Grantor herein makes oath that he is sole issue of said Michael Anthony Garcia, either natural or adopted, and as said sole issue of Michael Anthony Garcia, he too is an heir of Clara H. Garcia. The purpose of this instrument is to convey his interest in subject property as an heir of Clara H. Garcia to Gina Louise Patrick and husband, Michael K. Patrick.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 208 Willow Court, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 24th day of October, 2025.

WILLIAM ZACHARY GARCIA

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, a Notary Public of said County and State, the within named William Zachary Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of October, 2025.

My commission expires: 12/25/29

NOTARY PUBLIC

SAMANTHA H MORTON
STATE OF TENNESSEE
NOTARY PUBLIC
BLOUNT COUNTY