This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1347560 DEEDQC
11/18/2025 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251118-0091748

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day of November, 2025

Notary Public

My Commission expires 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

NAME AND ADDRESS OF PROPERTY OWNER:
Edwin Efrain Cardona Garcia & Wendy Cecilia Giron Alvarenga
3332 Valley Creek Lane
Nashville, TN 37207

SEND TAX BILLS TO:
Edwin Efrain Cardona Garcia & Wendy Cecilia Giron Alvarenga
3332 Valley Creek Lane
Nashville, TN 37207

MAP AND PARCEL NUMBER: 05011009300

QUITCLAIM DEED
25NT01525

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Edwin Efrain Cardona Garcia, an unmarried man and Wendy Cecilia Giron Alvarenga, an unmarried woman, as joint tenants

By these presents do remise, release and **QUITCLAIM** unto

Edwin Efrain Cardona Garcia and Wendy Cecilia Giron Alvarenga, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121, Plan of Section Nine, Village by the Creek, of record in Plat Book 7900, Page 699, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Edwin Efrain Cardona Garcia, an unmarried man and Wendy Cecilia Giron Alvarenga, an unmarried woman, as joint tenants from Shatika Brady, unmarried, by Warranty Deed dated 10/04/2024 and recorded 10/08/2024 in Instrument No. 20241008-0078096, Register's Office of said County.

Being the same property conveyed to Shatika Brady, a single person, by Quitclaim Deed from Shatika Brady and Joey Brady, a formerly married couple, dated March 15, 2023 and recorded March 21, 2023, of record in Instrument No. 20230321-0020197, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shatika S. Brady, a married person, by Warranty Deed from Wilbert Wilson, dated September 5, 2007 and recorded September 18, 2007, of record in Instrument No. 20070918-0111723, in the Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3332 Valley Creek Lane, Nashville, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of NOV., 2025

Edwin Efrain Cardona Garcia

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Edwin Efrain Cardona Garcia,** the within named bargainer, 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 and official seal at office, this 10 day of NOV., 2025

Notary Public

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03 / 09 / 2027

Wendy Cecilia Giron Alvarenga

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wendy Cecilia Giron Alvarenga** the within named bargainer, 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 and official seal at office, this 10 day of NOV., 2025

Notary Public

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03 / 09 / 2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/10/25 (date of document).

Affiant Signature

11/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26