QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1367469 DEEDQC
01/08/2026 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260108-0001624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Claudia Maria Zarate Lopez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF ~~DECEMBER, 2025~~ JAN., 2026

C. Carney
Notary Public

Date of Expiration:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Claudia Marie Zarate Lopez and Alfredo Garcia Calderon	**Southeast Financial Federal Credit Union**	**149-11-0A-076.00**
(NAME)	(NAME)	
1440 Rice Hill Circle	**444 James Robertson Parkway**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alfredo Garcia Calderon, married** ("Grantor") has/have bargained and sold, and by these presents do/does quitclaim and convey unto **Claudia Maria Zarate Lopez and Alfredo Garcia Calderon, wife and husband** ("Grantee") his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 76, Phase Three, Rice Hill Subdivision, according to plat appearing of record in Plat Book 6900, page 292, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING THE SAME property conveyed to Alfredo Garcia Calderon, unmarried by Warranty Deed from Berry Allen Foster and wife, Melissa A. Foster, and of record in Instrument Number 20060626-0075698, Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded June 26, 2006

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises. **This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.**

This ☒ Improved ☐ Unimproved property known as: **1440 Rice Hill Circle, Antioch, TN 37013**

Witness our hands this the 2 day of ~~December, 2025~~ JAN. 2026.

Alfredo Garcia
Alfredo Garcia Calderon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alfredo Garcia Calderon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of ~~December, 2025~~ JAN, 2026.

C. Loy Carney
Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, John W. Bishop, 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 this the 2 day of January, 2026.

Affiant Signature
Date 1/7/2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026