Karen Johnson Davidson County
Batch# 1369151 DEEDQC
01/12/2026 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260112-0002778

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF January, 20 26.

Notary Public

MY COMMISSION EXPIRES: 1.22.29
(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

B-CMG-25-2136

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hector Jose Arriaran	New Owner	
(NAME)	(NAME)	**135 12 0B 014.00**
2136 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **ROSANA P. GARRO ESPEJO, MARRIED** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HECTOR JOSE ARRIARAN AND KATHERINE JESSICA ARRIARAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 14 on the plan of NASHBORO VILLAGE-TRACT 7, A Horizontal Property Regime, Private Element Plat of record in Plat Book 11700, Page(s) 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hector Arriaran Garro, unmarried and Rosana P. Garro Espejo, married as Tenants in Common with Right of Survivorship, by Warranty Deed from Maria Grigsby, unmarried woman, of record in Instrument No. 20211118-0153409, in the Register's Office of Davidson County, Tennessee, dated November 12, 2021 and recorded on November 18, 2021. Said property is not and has never been the primary marital residence of Rosana P. Garro Espejo.

Hector Arriaran Garro is now known as Hector Jose Arriaran.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2136 Nashboro Blvd, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 2 day of January, 2026.

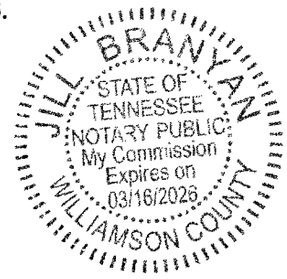
Rosana P. Garro Espejo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSANA P. GARRO ESPEJO, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of January, 2026.

Notary Public
My Commission Expires: 03-14-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 1/2/26 AND 1/9/26.

Affiant Signature January 12, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12th day of January, 2026.

Notary's Signature

