QUITCLAIM DEED

Karen Johnson | Davidson County
Batch # 1374682 | DEEDQC
02/02/2026 12:35:20 PM | 2 pgs
Fees: $12.00 Taxes: $0.00

20260202-0006946

LB-QCD-25-228

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 2nd DAY OF Jan, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Hayden and Mary Garcia	New Owners	
(NAME)	(NAME)	**044 14 0 012.00**
228 Martingale Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **JAMES A. HAYDEN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES A. HAYDEN AND MARY GARCIA, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Lot No. 228, Block 4, on the Map of Cumberland Terrace, Part 1 of record in Plat Book 1424, Page 49, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donna Carter, unmarried, by Warranty Deed from Ernesto Carignan, a married man, dated September 17, 2004, of record in Instrument No. 20041001-0118818, in the Register's Office of Davidson County, Tennessee.

The said Donna Carter having since married James Arthur Hayden on June 5th, 2021.

The said Donna Carter having since died intestate on April 18th, 2025, leaving James Arthur Hayden as her sole heir as evidenced in Affidavit of Heirship of record in Instrument No. 20230803-0060157, in the Register's Office of Davidson County, Tennessee.

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: **228 Martingale Drive, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 22nd day of January, 2026.

James A. Hayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. HAYDEN, 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 22nd day of January, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212