Karen Johnson Davidson County
Batch# 1426423 DEEDQC
05/28/2026 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260528-0048451

This Instrument Prepared By and Returned To: Melinda Kirkham, esq. 5308 Tony Lama Lane Murfreesboro, TN 37128 **After Recording Return To The Above.**	This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is ZERO United States Dollars ($-0-). Affiant Sworn to and subscribed before me this 26th day of May, 2026. Notary Public My Commission Expires: 11-26-29

Braiden M O'Guin
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

Quitclaim Deed

THIS INDENTURE, made this 26th day of May, 2026, among:

SHERYL W. GARCIA, AN UNMARRIED PERSON

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantor**")

AND

FRANK D. GARCIA, AN UNMARRIED PERSON

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Frank D. Garcia, and wife, Sheryl W. Garcia by Warranty Deed from Timothy R. Wall and wife, Rita K. Wall of record in Book 9598, Page 132, Register's Office for Davidson County, Tennessee, dated February 13, 1995 and recorded on February 21, 1995.

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sheryl W. Garcia
Sheryl W. Garcia

State of TENNESSEE
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **SHERYL W. GARCIA, AN UNMARRIED PERSON**, the within named bargainor(s), 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 this 26th day of May, 2026.

Braiden M O'Guin
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

Notary Public
My Commission Expires: 11/20/2029

Owner Name & Property Address:

Frank D. Garcia, an unmarried person
6056 Panama Dr
Hermitage, TN 37076

Responsible Party For Taxes:

Same

Tax ID: 086-02-0-080.00

Tennessee Certification of Electronic Document

I, Ashley Ramsey, 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 05/26/26 (date of document).

Ashley Ramsey
Affiant Signature

05/26/2026
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 26th day of May, 2026.

Jacqueline Daugherty
Notary's Signature

MY COMMISSION EXPIRES: 7-1-2028

NOTARY'S SEAL

