This instrument was prepared by:
Leticia C. Guajardo
3904 Valley Ridge Drive
Nashville, TN 37211

Once recorded, return to:
Leticia C. Guajardo
3904 Valley Ridge Drive
Nashville, TN 37211

Karen Johnson
Batch # 1451315
07/23/2026 03:31:11 PM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20260723-0067307

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of zero US Dollars ($ 0.00) in hand, paid to Leticia C. Goajardo, also known as Leticia C. Guajardo, a married woman , and Ruben Gomez, Jr., an unmarried man (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Leticia C. Goajardo, also known as Leticia C. Guajardo , a married woman with an address of 3904 Valley Ridge Drive, Nashville, TN 37211 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number Map-Parcel No.: 133-15-A-99

The property identified herein ☐ is **-OR-** ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Leticia C. Guajardo

Address: 3904 Valley Ridge Drive Nashville, TN 37211

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Rubén Gomez. Date: 07-23-26

Printed Name: Ruben Gomez, Jr

Grantor Signature: Leticia C. Guajardo Date: 07-23-26

Leticia C. Goajardo, also known as

Printed Name: Leticia C. Guajardo

Grantee Signature: Leticia C. Guajardo Date: 07-23-26

Printed Name: Leticia C. Goajardo, also known as Leticia C. Guajardo

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of DAVIDSON)

On July 23, 2026 before me, Katherine Cruz,
personally appeared Leticia C. Gogjardo aka Leticia C. Guajardo and Ruben Gomez Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KATHERINE CRUZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Signature

Printed Name Katherine Cruz

My Commission Expires 03/09/2027 (Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

BEING Unit P-5 of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to the Grantors by Warranty Deed of record in instrument No. 20100210-0010432

This conveyance is subject to:

1. Taxes for the year 2010 and subsequent years, a lien not yet due and payable.
2. Charter for the Pagoda Homeowners Association of record in Book 6110, Page 98.
3. Sewer Easement of record in Book 6548, Page 125.
4. By-Laws of record in Book 6111, Page 64.

Commonly known as: 320 Welch Rd, Unit P-5, Nashville, Tennessee, 37211.

This conveyance is exempt from Tennessee transfer tax pursuant to T.C.A. § 67-4-409, as no consideration is given.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.

Affiant

Subscribed and sworn before me, this 23 day of July, 2026.

Notary

KATHERINE CRUZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027