Karen Johnson Davidson County
Batch# 1459047 DEEDQC
08/12/2026 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074755

Name and Address of New Owner:
Fredy Ramos Garcia
608 Jasmin Drive
Nashville TN 37211

Send Tax Bills To:
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 134-09-0B-006-00

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fredy Ramos Garcia,** "the Grantors," convey and quitclaim any interest they have unto **, Fredy Ramos Garcia and wife, Julia Estela Ramos Banegas,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being known as Lot No. 6 as shown on the map entitled Providence Park, Phase 1, Section 1, of record as Instrument No. 20031007-0148743, as corrected by Surveyor's Certificate of correction in Instrument No. 20031030-0159648, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to **Fredy Ramos Garcia** Instrument No. 20260504-0039643 in the Register's Office.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 30th day of April, 2026.

_____ (SEAL)
**Fredy Ramos Garcia**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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

WITNESS my hand and official seal this 10th day of August, 2026.

_____
Notary Public
My commission expires: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of August, 2026.

_____
Notary Public
My commission expires: 5.12.2030

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File # 2026-8866-MA

**Tennessee Certification of Electronic Document**

I, Mary Armour, 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 August 10, 2026 (date of document).

Mary Armour
Affiant Signature

August 10, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of August, 2026

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11. 26. 2028

NOTARY'S SEAL

