This instrument prepared by:
Lesa H. Skoney (based upon
information furnished by the parties)
Tune, Entrekin & White, P.C.
500 11th Ave N. Ste 600
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1468002 DEEDQC
09/03/2026 02:31:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20260903-0082040

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Hugo Martinez Garcia, Trustee Hugo Martinez Garcia 2026 Living Trust	SAME	108-15-0-048.00
111 Woodcraft Ct.		
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

AFFIANT

Subscribed and sworn to before me this 2nd day of September, 2026.

Candace Croom
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-2027

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Hugo Martinez Garcia, Grantor, do hereby transfer and convey unto Hugo Martinez Garcia, as Trustee of the Hugo Martinez Garcia 2026 Living Trust under Agreement dated September 2, 2026, Grantee, all of my right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

TRACT 1:

Being Lot Number 184-B on the Plan of Percy Priest Woods Subdivision of record in Book 6250, Page 356 and amended in the Plan of Percy Priest Woods, Section 4, Zone Lot Division Lots 181 thru 188, of record in Book 6900, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

TRACT 2:

Land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of Lot 184-B Percy Priest Woods, Section 4, Zone Lot Division, as recorded in Book 6900, Page 32, Register's Office for Davidson County, Tennessee;

Thence, along the rear line of said lot, S 21 deg. 38' 00" E, 95.00 feet;

Thence, with a new line, S 83 deg. 19' 48" W, 36.25 feet;

Thence, N 00 deg. 36' 23" E, 92.52 feet to the point of beginning and containing 0.04 acres, 1,663 feet.

Being the same property conveyed to Hugo Martinez Garcia by Warranty Deed of Samuel A. Rodriguez of record in Instrument No. 20170808-0081235, Register's Office of Davison County, Tennessee.

This is improved property known as 111 Woodcraft Court, Nashville, Tennessee 37214.

In WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of September, 2026.

HUGO MARTINEZ GARCIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named HUGO MARTINEZ 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of September, 2026.

Candace Croom
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-2027.

