Karen Johnson Davidson County
Batch# 1469803 DEEDQC
09/08/2026 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0083049

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Maria E. Garcia 2026 Trust 1730 16th Avenue North Nashville, TN 37208	NEW OWNER	081-11-0-319.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maria Elena Garcia**, an unmarried woman, by these presents does hereby quitclaim and convey unto the Maria E. Garcia 2026 Trust dated June 25, 2026, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision Lot 293, McGavock & Wetmore's Addition of record in Plat Book 6050, Page 379, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Maria Elena Garcia, by Deed, of record as Document 20230803-0059954 Register of Deeds Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF KNOX

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12 day of Aug 2026.

My commission expires: (Affix Seal)

Notary Public

My Commission Expires 10-31-2026

NAHIL N. MISHU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12 day of ~~June~~ Aug 2026.

María Elena García

~~María~~ Elena Garcia

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **María Elena García**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12 day of Aug 2026.

Notary Public

My Commission Expires:

My Commission Expires 10-31-2026

NAHIL N. MISHU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 8-12-26

Affiant Signature

3rd day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028