Karen Johnson Davidson County
Batch# 1480648 DEEDWARR
10/05/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20261005-0091503

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $195,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of Oct, 26.

Justin Foster
Notary Public

My Commission expires 12/26/29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Rick Pedroza Garcia
3812 Ridgeside Drive
Nashville, TN 37207
SEND TAX BILLS TO:
Rick Pedroza Garcia
3812 Ridgeside Drive
Nashville, TN 37207
MAP AND PARCEL NUMBER: Tax ID #: 05007004700

WARRANTY DEED
26NT01878

Effective the 1 Day of October, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bartolo Pedroza Garcia and Rosalba Pedroza, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Rick Pedroza Garcia, A Single Man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Section Six, Village by the Creek of record in Plat Book 6250, Page 438, 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 Bartolo Pedroza Garcia and Rosalba Pedroza, husband and wife from David E. Johnson and wife, Clemontine Johnson, by Warranty Deed dated 07/12/2018 and recorded 07/13/2018 in Instrument No. 20180713-0068476, Register's Office of said County.

This is an improved property commonly known as: 3812 Ridgeside Drive, Nashville, TN 37207-2171

Witness our hands this the 1 day of October, 2026

Bartolo Pedroza Garcia

Bartolo Pedroza Garcia

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bartolo Pedroza Garcia** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 1 day of October, 2026.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-22-30

Witness our hands this the 1 day of October, 2026

Rosalba Pedroza

Rosalba Pedroza

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rosalba Pedroza** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 1 day of October, 2026.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-22-30

Tennessee Certification of Electronic Document

I, Justin Foster 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 10-1-26 (date of document).

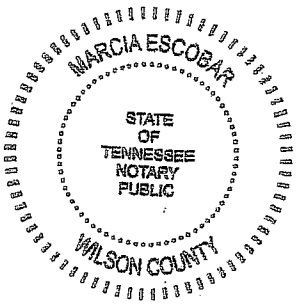
Affiant Signature

10-1-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 of October, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027