Karen Johnson Davidson County
Batch# 1482864 DEEDQC
10/09/2026 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261009-0093144

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, 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: $ 0.00

Kristin Todd
Affiant Signature

Subscribed and sworn to before me on this the 7 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, Ricardo Pedroza Garcia & Rosario Garcia Patricio
3812 Ridgeside Dr
Nashville, TN 37217
SEND TAX BILLS TO:
Rick Pedroza Garcia, Ricardo Pedroza Garcia & Rosario Garcia Patricio
3812 Ridgeside Dr
Nashville, TN 37217

MAP AND PARCEL NUMBER: 05007004700

QUITCLAIM DEED
26NT01878

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 I,

Rick Pedroza Garcia, a single man

By these presents do remise, release and **QUITCLAIM** unto

Rick Pedroza Garcia, and Ricardo Pedroza Garcia, and Rosario Garcia Patricio as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in 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.

Being the same property conveyed to Rick Pedroza Garcia, A Single Man by Warranty Deed from Bartolo Pedroza Garcia and Rosalba Pedroza, husband and wife as recorded _____ as Document 20261005-0091503 at the office of Davidson County Register of Deeds, Davidson County, Tennessee.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1ST day of OCT, 2026.

Rick Pedroza Garcia

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rick 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 office, this 1ST day of OCT, 2026.

Notary Public

My Commission expires: 1/22/2030.

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Ricardo Pedroza Garcia

Ricardo Pedroza Garcia

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ricardo 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 office, this 1ST day of OCT, 26.

Notary Public

My Commission expires: 1/22/2030.

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Rosario Garcia Patricio

Rosario Garcia Patricio

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rosario Garcia Patricio,** 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 office, this 1ST day of OCT, 26.

Notary Public
My Commission expires: 1/22/2030

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

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 10-1-24 (date of document).

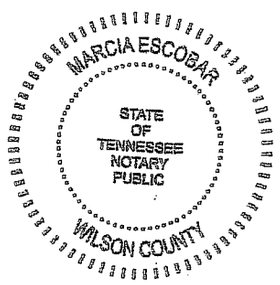
Affiant Signature

10-7-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of October, 24.

(SEAL)



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