Karen Johnson
Batch # 1485397
10/16/2026 03:39:07 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs

20261016-0095283

QUITCLAIM DEED

PATRICIA PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

LB-QCD-25-228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-3-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Hayden, Mary Garcia, and Ricardo Garcia	**Same as New Owner**	
(NAME) **228 Martingale Drive**	(NAME)	**044 14 0 012.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. HAYDEN AND MARY GARCIA, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES A. HAYDEN AND MARY GARCIA AND RICARDO GARCIA, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 228, Block 4, on the Map of Cumberland Terrace, Part 1 of record in Plat Book 1424, Page 49, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Hayden and Mary Garcia, as tenants in common with the right of survivorship by Quitclaim Deed from James A. Hayden, an unmarried man of record in Instrument No. 20260202-0006946, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **228 Martingale Drive, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 15 day of October, 2026

James A. Hayden

Mary Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. HAYDEN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the the 15 of October, 2026.

Notary Public
My Commission Expires: 9-3-2029
(SEAL)

PATRICIA PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of October, 2026.

Notary Public
My Commission Expires: 9-3-2029
(SEAL)

PATRICIA PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212