| | |
|---|---|
| Davidson County | DEEDQC |
| Recvd: 08/09/13 15:08 | 4 pgs |
| Fees:22.00 Taxes:0.00 | |
| 20130809-0084002 | |

**This instrument prepared by:**
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
PH: 702-736-6400

57565869-1987325

# QUITCLAIM DEED

**TITLE OF DOCUMENT**

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Sergio and Lindsey Garcia | Sergio and Lindsey Garcia | Map/Parcel: |
| 505 Landmark Court | 505 Landmark Court | 147 11 0C 017.00 |
| Nashville, Tennessee 37211 | Nashville, Tennessee 37211 | |

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Sergio Garcia, a married man** by these presents do hereby quitclaim and convey unto the said **Sergio Garcia and Lindsey Garcia, husband and wife**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

CERTAIN TOWNHOUSE UNITS LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. 17, OF LANDMARK TOWNHOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANDMARK TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20080110-0002933, AS AMENDED IN INSTRUMENT NO. 20080220-0016617 AND FURTHER AMENDED IN INSTRUMENT NO.20080305-0022273, WHICH REFERENCE TO UNIT SITE LAYOUT PLAN ATTACHED AS EXHIBIT(S) TO SAID DECLARATION AND AMENDMENTS IS HEREBY MADE FOR A MORE ACCURATE LOCATION AND DESCRIPTION OF SAID UNITS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, AS AMENDED.

The express purpose of this conveyance is to add spouse to title.

Being the same property conveyed to Sergio Garcia, a married man by Deed from Meridian Construction Company, LLC of record in Document No. 20081231-0123903, said Register's Office.

This is unimproved ( ) property known as 505 Landmark Court, Nashville, Tennessee 37211
Improved ( )

Whenever 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 hand this 3 day of May, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sergio Garcia

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** Davidson ) ss

Personally appeared before me, Carol Di Giore, a Notary Public in and for said County and State, **Sergio Garcia** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville this 3 day of May, A.D., 2013

**NOTARY STAMP/SEAL**

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Carol Di Giore
NOTARY PUBLIC
Notary Commission Expires: 9-9-14

**My Commission Expires:**
**September 9, 2014**

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 1,170.
Subscribed and sworn to before me this the 3 day of May, 2013.

(Affix Seal)

Affiant

Carol Di Giore
Notary Public
My Commission Expires: 9-9-14

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**My Commission Expires:**
**September 9, 2014**

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 147 11 0C 017.00

Land Situated in the County of Davidson in the State of TN

CERTAIN TOWNHOUSE UNITS LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. 17, OF LANDMARK TOWNHOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANDMARK TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20080110-0002933, AS AMENDED IN INSTRUMENT NO. 20080220-0016617 AND FURTHER AMENDED IN INSTRUMENT NO. 20080305-0022273, WHICH REFERENCE TO UNIT SITE LAYOUT PLAN ATTACHED AS EXHIBIT(S) TO SAID DECLARATION AND AMENDMENTS IS HEREBY MADE FOR A MORE ACCURATE LOCATION AND DESCRIPTION OF SAID UNITS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, AS AMENDED.

Being the same property conveyed to Sergio Garcia, a married man, by deed dated December 18, 2008 of record in Deed Instrument/Case No. 20081231-0123903, in the County Clerk's Office.

Commonly known as: 505 LANDMARK CT , NASHVILLE, TN 37211

# True Copy Certification

I, CHARLES O. BARBER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Oakland

Personally appeared before me, Kimberly J. Virostick, a notary public for this county and state, CHARLES O. BARBER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly J. Virostick
NOTARY PUBLIC, Macomb County, MI
My Commission Exp. JAN 29, 2014
Acting in the County of OAKLAND

Notary's Signature

My Commission Expires: 01/29/2014
Notary' Seal (if on paper)