Karen Johnson Davidson County
Batch# 375679 DEEDQC
03/23/2020 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200323-0031145

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
20-1235TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Jade Floyd	Jade Floyd and	050 02 0B 239.00
1320 Havenbrook Drive	1320 Havenbrook Drive	
Nashville, TN 37207	Nashville, TN 37207	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **David Garcia**, unmarried, hereinafter referred to as the "GRANTOR" and **Jade Floyd**, Unmarried, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **David Garcia**, unmarried, has this day quitclaimed unto **Jade Floyd**, unmarried, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 1320 Havenbrook Drive Nashville, TN 37207, County of Davidson to-wit:

Land in Davidson County, Tennessee, being Unit No. 239 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jade Floyd, unmarried and David Garcia, unmarried, by deed from NVR,Inc.,dated 11/30/2018 filed and recorded of record 12/03/2018 in Instrument No. 20181203-0117581,said Register's Office.

Tax Map and Parcel ID is as follows 050 02 0B 239.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 10th day of March, 2020

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David Garcia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , **David Garcia** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 10th day of March, 2020.

Chasity Petty
Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration
9-20-2021

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 10th day of March, 2020.

Chasity Petty
Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration
9-20-2021

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
RUTHERFORD COUNTY
My Commission Expires 04-16-2022