Karen Johnson Davidson County
Batch# 602587 DEEDQC
03/30/2021 08:25:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210330-0041210

QUITCLAIM DEED

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 26 day of March 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)
09-02-2024

ROBIN PIGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Sep. 2. 2024

THIS INSTRUMENT WAS PREPARED BY
LACKEY & LACKEY, PLLC
40 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James and Martie Garcia, a married couple	Same	136-5-A-38
204 Cates Place		
Nashville, TN 37217		

For and in consideration of love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James Garcia, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto my myself and my wife, Martie Garcia, as tenants by the entirety, hereinafter called the Grantees, our heirs and assigns, a 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. 134 on the plan of BAYVIEW ESTATES, PHASE ONE, FIRST REVISION, as shown by play of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Garcia by Warranty Deed from Mallory Gregg and Aaron Seldon, in Instrument Number 20171006-0102932 in the Register's Office of Davidson County, Tennessee. The said James Garcia conveys

all of his interest by Quitclaim Deed to himself and his wife, Martie Garcia, as tenants by the entirety.

Subject to any and all plans, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, Book 11271, page 163 and Instrument Number 20020104-0001403, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 920, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20000710-0068261 and Instrument No. 20020104-0001404, Register's Office for Davidson County, Tennessee.
6. Landscape Agreement as recorded in Book 10339, page 298, Register's Office for Davidson County, Tennessee.
7. Easement to Bellsouth as recorded in Book 11762, page 271, Register's Office for Davidson County, Tennessee.
8. Grant of Easements as recorded in Book 10085, page 576, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewer/storm drainage as recorded in Book 7830, page 223, Register's Office for Davidson County, Tennessee.
10. Easement for ingress/egress over private drive as recorded in Book 3708, page 237, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Cates Place, Nashville, Tennessee 37217.

Witnessed my hand this the 26 day of MARCH, 2021.

James Garcia, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

James Garcia, in his capacity as Grantor, personally appeared before me, a Notary Public in and for said County and State, the within named Bargainor, with whom I am personally acquainted with (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 on official seal, this the 26th day of March, 2021.

Notary Public

My Commission Expires: 09.02.2024

(SEAL)



RETURN TO:

LACKEY & LACKEY, PLLC
40 Burton Hills Blvd., Suite 200
Nashville, TN 37215
(615) 386-7185