Karen Johnson Davidson County
Batch# 785858 DEEDQC
01/10/2022 11:28:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220110-0002645

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | | Lisa L. Garcia<br>1919 Wildwood Avenue<br>Nashville, TN 37212 |

Order Number: 486014-D

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Lisa L. Garcia, an unmarried woman, and Eric S. Schmoranzer and Eleanor M. Schmoranzer, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Lisa L. Garcia, an unmarried woman,** whose address is 1919 Wildwood Avenue, Nashville, TN 37212, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 1, Block B on the Plan of Belmont Terrace Annex No. 3 of record in Plat Book 1130, Page 24, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 117-04-0-202.00
Street address of property: 1919 Wildwood Avenue, Nashville, TN 37212

PCL 486014DQTC99010103

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20200722-0080546 in the Register's Office, Davidson County, Tennessee.

Signed this 2nd day of October, 2021.

Signature of Grantor(s):

Lisa L. Garcia

Eric S. Schmoranzer

Eleanor M. Schmoranzer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California, COUNTY OF Riverside, SS:

***BE IT REMEMBERED*** That on this 2nd day of October, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came ~~Lisa L. Garcia~~, Eric S. Schmoranzer and Eleanor M. Schmoranzer, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Erin McWhorter
Commission #2342397
Notary Public - California
Riverside County
My Comm. Expires Jan. 19, 2025

PCL 486014DQTC99010203

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20200722-0080546 in the Register's Office, Davidson County, Tennessee.

Signed this 7 day of October, 2021.

Signature of Grantor(s):

Lisa L. Garcia

Eric S. Schmoranzer

Eleanor M. Schmoranzer

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 7th day of Oct., 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lisa L. Garcia, ~~Eric S. Schmoranzer~~ and ~~Eleanor M. Schmoranzer~~, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

PCL 486014DQTC99010203



202201100002645

Property Address: 1919 Wildwood Avenue, Nashville, TN 37212
Tax Parcel: 117-04-0-202.00

Oath of Consideration

I or we, Lisa L Garcia, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 7 day of October, 2021.

Signatures of Affiant(s):

Lisa L Garcia

Sworn and subscribed before me this 7th day of Oct., 2021

Notary Public

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

PCL 486014DQTC99010303



202201100002645

**EXHIBIT 'A'**

File No.: **13707-486014 (JM)**

Property: **1919 WILDWOOD AVENUE, NASHVILLE, TN 37212**

**BEING LOT NO. 1, BLOCK B ON THE PLAN OF BELMONT TERRACE ANNEX NO. 3 OF RECORD IN PLAT BOOK 1130, PAGE 24, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY**

**A.P.N. 11704020200**

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO LISA L. GARCIA AND ERIC SCHMORANZER AND ELEANOR SCHMORANZER, ALL AS JOINT TENANTS, FROM BLUEPRINT TITLE, BY DEED DATED July 22, 2020 AND RECORDED July 20, 2020 IN BOOK __PAGE__ AS INSTRUMENT NO. 20200722-0080549 OF OFFICIAL RECORDS.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO LISA L. GARCIA, AN UNMARRIED WOMAN, AND ERIC S. SCHMORANZER AND ELEANOR M. SCHMORANZER, HUSBAND AND WIFE, FROM RICHARD A. BYNUM, BY DEED DATED August 13, 2020 AND RECORDED August 20, 2020 IN BOOK __PAGE__ AS INSTRUMENT NO. 20200820-0093818 OF OFFICIAL RECORDS.

**Tennessee Certification of Electronic Document**

I, Olivia Hede, 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 October 7, 2021 (date of document).

Affiant Signature

October 7, 2021
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 7 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/1/2025

NOTARY'S SEAL

JACKSON HALL
Notary Public, State of Texas
Comm. Expires 06-01-2025
Notary ID 133131118