Karen Johnson Davidson County
Batch# 792430 DEEDQC
01/18/2022 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220118-0007000

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 12th day of January, 2022. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Pedro Y. Garza and/or Samieh Badi'i Garza, Trustees 3417 B Benham Avenue Nashville, Tennessee 37215	SAME	117 07 3E 002.00 CO

CINDY GASKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pedro Y. Garza and wife, Samieh Badi'i Garza**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors,

hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Pedro Y. Garza and/or Samieh Badi'i Garza, Trustees of the Pedro & Samieh Garza Living Trust, established by the Revocable Trust Agreement of Pedro Y. Garza and Samieh Badi'i Garza dated December 6, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 12th day of January, 2022.

Pedro Y. Garza

Samieh Badi'i Garza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pedro Y. Garza and Samieh Badi'i Garza, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of January, 2022.

My Commission Expires: _____

Notary Public

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 3417B of Homes at 3417 Benham, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3417 Benham, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180731-0074531, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3417 Benham, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180731-0074531, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Pedro Y. Garza and Samieh B. Garza, husband and wife, by deed from Potter Brothers Construction, LLC, a Tennessee limited liability company, of record as Instrument No. 20190918-0094602, Register's Office for Davidson County, Tennessee.

Samieh Badi'i Garza and Samieh B. Garza are one and the same person.

This is improved property known as 3417 B Benham Avenue, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 12, 2022.

01-12-22
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of January, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

