This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1005679 DEEDQC
05/19/2023 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230519-0037939

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 17 day of May, 2023.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Amie Rose Garcia
938 Elvira Avenue,
Nashville, TN 37216

SEND TAX BILLS TO:
Amie Rose Garcia
938 Elvira Avenue,
Nashville, TN 37216
MAP AND PARCEL NUMBER: 072060G00100CO

QUITCLAIM DEED

23NT00198

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Amie Rose Garcia and Norman Amory Garcia Galvan, wife and husband

By these presents do remise, release and **QUITCLAIM** unto

Amie Rose Garcia, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Elvira Estates, a Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150417-0034118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Amie Rose Garcia and Norman Amory Garcia Galvan, wife and husband by Warranty Deed from Andrew S. Walker, unmarried dated 03/27/2018 recorded 05/01/2018 in Book NA, Page NA, as Document Number 20180501-0041034, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 938 Elvira Ave, Nashville, TN 37216-3008

Wherever 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 hands this 15th day of May, 2023.

(X) Amie Rose Garcia

Amie Rose Garcia

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Amie Rose Garcia,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of May, 2023

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 1/16/2024

My Commission expires: 1/16/2024.

(X) Norman Garcia

Norman Amory Garcia Galvan

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Norman Amory Garcia Galvan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of May, 2023

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission expires: 3/3/2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 5/15/23 (date of document).

Affiant Signature

5/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of May, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025