Karen Johnson Davidson County
Batch# 1152485 DEEDWARR
06/28/2024 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20240628-0048867

**WARRANTY DEED**

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. AT-23-5678

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 3/29/28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandon John Brinker and Tarra Maria Tomani Brinker | New Owners | |
| (NAME) | (NAME) | |
| 505 Landmark Court | | 147-11-0C-017.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sergio Garcia and Lindsey Garcia, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon John Brinker and Tarra Maria Tomani Brinker, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Certain Townhouse Units located in Davidson County, Tennessee, being Unit No. 17, of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and further amended in Instrument No. 20080305-0022273, which reference to Unit Site Layout Plan attached as exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the common elements as set forth in said declaration, as amended.**

**Being the same property conveyed to Sergio Garcia, a married man by Warranty Deed from Meridian Construction Company, LLC of record in Instrument No. 20081231-0123903 Register's Office for Davidson County, Tennessee, dated December 18, 2008 and recorded on December 31, 2008.**

**Being the same property conveyed to Sergio Garcia and Lindsey Garcia, husband and wife by Quitclaim Deed from Sergio Garcia, a married man of record in Instrument No. 20130809-0084002 Register's Office for Davidson County, Tennessee, dated May 03, 2013 and recorded on August 09, 2013.**

**This is property more commonly known as 505 Landmark Court, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we

do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand this 27th day of June, 2024.

Sergio Garcia

Lindsey Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2024, before me personally appeared Sergio Garcia and Lindsey Garcia, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2024.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

I, J. Trent Lehman, 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 6/27/24 (date of document).

Affiant Signature

6/27/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY