**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1231958 DEEDQC
01/30/2025 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250130-0007066

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Samim Garza and Allison Reed, Co-Trustees
Garza Family Revocable Living Trust
4522 Yancey Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
13016005000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Samim Garza and Allison Reed**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Samim Garza and Allison Reed, Co-Trustees, Garza Family Revocable Living Trust Agreement dated January 28, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Yancey Subdivision of record in Plat Book 2330, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete scription of the property and further described as follows:

Beginning at a point in the north terminus of Yancey Drive at the corner of Lots 6 and 7; thence with the line between Lots 6 and 7; thence with the line between said lots, northerly 220 feet to a point; thence easterly 100 feet to a point; thence southerly 349.7 feet to the corner of Lot 8; thence with the line between Lots 7 and 8, westerly 158.3 feet to the east margin of Yancey Drive; thence with the margin of the same, northerly and north-westerly partly around a curve, 134.5 feet to the point of beginning.

Being the same property conveyed to **Samim Garza and Allison Reed**, by Warranty Deed dated September 29, 2015, from **Johnson M. West, III AKA Johnson Manier West, III as Executor and Individually, Cultar J. Nordyke, Jr., and Nancy N. Dickerson a/k/a Nancy L. Dickerson,** recorded in Instrument No. 20151006-0101726, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4522 Yancey Drive, Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 28th day of January 2025.

**Samim Garza**

**Allison Reed**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Samim Garza**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Allison Reed**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 28th day of January 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 28, 2025.

Affiant Signature

January 28, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of January 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

