Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1245567 DEEDQC
03/10/2025 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250310-0018039

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Garma Contracting, LLC 2201 8th Ave South, Unit 101 Nashville, TN 37204	New Owner	105-14-0D-101.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **EMILIO GARMA-FERNANDEZ**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **GARMA CONTRACTING, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 101 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101 et seq., of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071217-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set for the on Exhibit "E-6" of said Master Deed.

Being the same property conveyed to Emilio Garma-Fernandez, by Warranty Deed from Cassandra R. Newsome and husband, Brandon M. Newsom of record as Instrument No. 20170321-0027702, dated March 17, 2017, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 2201 8th Ave South, Unit 101, Nashville, TN 37204. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of March, 2025.

Grantor:

Emilio Garma-Fernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Emilio Garma-Fernandez, the within named bargainor, 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, at office, this 11th day of March, 2025.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00

AFFIANT

Sworn to and subscribed before me, this 11th day of March, 2025.

Notary Public

My Commission Expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

True Copy Certification

I, Rebekah Jolley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on March 10, 2025.

Signature

March 10, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Rebekah Jolley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jenny L Wilson
Notary Public

3/10/25
Date

My Commission Expires: 01/22/29

JENNY L WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029