Karen Johnson Davidson County
Batch# 1262388 DEEDQC
04/21/2025 11:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250421-0030078

File No: 2003079328
Grantor's Loan No. 53610868272

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
**Jordan Antonio Garcia** and **Kayla Marie Garcia**, 1114A Biltmore Dr, Nashville, TN 37204

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 131-12-0J-001-00

## QUITCLAIM DEED

**Jordan Antonio Garcia** and **Kayla Marie Garcia FKA Kayla M. Davis,** husband and wife, ("Grantor"), of **1114A Biltmore Dr, Nashville, TN 37204**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Jordan Antonio Garcia** and **Kayla Marie Garcia,** husband and wife, ("Grantee"), whose tax mailing address is **1114A Biltmore Dr, Nashville, TN 37204,** with quitclaim covenants, their interest in the following described real estate:

**SITUATED IN DAVIDSON COUNTY AND STATE OF TENNESSEE:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BILTMORE III, TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20071101-0128660, AS AMENDED BY FIRST AMENDMENT TO DECLARATION IN INSTRUMENT NO. 20190802-0076764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED DECLARATION.**

**BEING THE SAME PROPERTY CONVEYED TO JORDAN ANTONIO GARCIA AND KAYLA M. DAVIS, FROM TIMOTHY ROBERT SCHULTE AND CATHERINE RAMSEY SCHULTE, CO- TRUSTEES OF THE SCHULTE FAMILY REVOCABLE TRUST DATED NOVEMBER 1, 2023, DATED 06/04/2024, RECORDED 06/05/2024, DEED INSTRUMENT NO. 20240605-0041948, COUNTY OF DAVIDSON, STATE OF TENNESSEE.**

**Assessor's Parcel No: 131-12-0J-001-00**

**Property Address is: 1114A Biltmore Dr, Nashville, TN 37204**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 10, 2025.

**Jordan Antonio Garcia**

**Kayla Marie Garcia FKA Kayla M. Davis**

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jordan Antonio Garcia** and **Kayla Marie Garcia,** personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of April, 2025.

Notary Public

My Commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Dh Wh
Affiant

Subscribed and sworn to before me on this the 16th day of April, 2025.

Notary Public

My Commission Expires: 05/2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries

**Tennessee Certification of Electronic Document**

I, Amy Cox, 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 04/10/2025 (date of document).

Affiant Signature

04/17/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17 day of APRIL, 2025.

Notary's Signature
Christine McClurg

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282