Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Alexander Antonio Garcia, Trustee **219 South 11th Street** **Nashville, TN 37206**	**083 13 0C 013.00CO**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Alex Garcia, a single man** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Alexander Antonio Garcia, Trustee of the Alexander Antonio Garcia Revocable Trust dated August 12, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **219 South 11th Street, Nashville, TN 37206**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 12th day of August, 2025.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 01/20/2027

Karen Johnson Davidson County
Batch # 1310367 DEEDQC
08/15/2025 09:17:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20250815-0065068

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 12th day of August, 2025.

ALEX GARCIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alex Garcia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of August, 2025.

Notary Public

My Commission Expires: 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 219 of MC3 Condominum, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20070628-0077498, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: The Plan, of record shown on Exhibit "A" to the Master Deed of record in Instrument No. 20070628-0077498, said Register's Office to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20070628-0077498, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
Restrictive Covenant contained in the deed of record in Instrument No. 20041004-0118907, rerecorded in Instrument No. 20050315-0028365, said Register's Office.
Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070713-0083681, said Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070713-0083561, said Register's Office.

BEING the same property conveyed to Alex Garcia, a single man, from Craig Schlesinger, unmarried, by warranty deed filed for record on October 5, 2016, Instrument Number 20161005-0105069, as of record in the Register's Office for Davidson County, Tennessee.