Karen Johnson
Batch # 1320074
09/09/2025 09 06 22 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250909-0071804

PREPARED BY AND RETURN TO
Bryan D Spicer
Attorney at Law
342 Cool Springs Blvd , Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties No representation or warranty is made by the preparer as to the accuracy of anything set forth herein The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney

STATE OF California
COUNTY OF Los Angeles

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

The actual consideration is $0 00

Affiant
Raymond Puentes

Subscribed and sworn before me, this the 25 day of August 2025 by Raymond Puentes.

INDERBIR SINGH BHULLAR
Notary Public - California
Los Angeles County
Commission # 2395763
My Comm Expires Mar 31, 2026

Notary Public
My Commission Expires 03/31/2026

ADDRESS OF NEW OWNER:
Elsa Garcia
20361 Tuba Street
Chatsworth, CA 91311

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
114-15-1B-040 00CO

QUITCLAIM DEED

For and in consideration of One Dollar (1 00), cash in hand paid, the receipt of which is hereby acknowledged, **Elsa Garcia and Raymond Puentes, a married couple** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Elsa Garcia, a married woman**, (hereinafter referred to as "**GRANTEE**") her successors and assigns, in and to the following described tract of land

Tract 1
Land in Davidson County Tennessee being Townhome Lot 40 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements having been established pursuant to Tennessee Code Annotated 66-27-101 et Seq by Declaration of Covenants Conditions and Restrictions for Harpeth Heights Townhomes appearing of record in Instrument No 20211105-0148324 amended in Instrument No 20220314-0029617 and Instrument No 20221212-0128620, and Instrument No 20230426-0030536, in the Register's Office for Davidson County Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No 20210519-0067525 Register s Office for Davidson County Tennessee the property within which is subject to the above-referenced Declaration, and the referenced Plat

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register s Office for Davidson County Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905 in the Register s Office for Davidson County, Tennessee (iii) in that certain Declaration of Easements Covenants Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399 in the Register s Office for Davidson County Tennessee and (iv) on that certain Plan of record in Plat Book 7900 Page 621 in the Register s Office for Davidson County Tennessee

Being the same property conveyed to Elsa Garcia and Raymond Puentes a married couple, by Warranty Deed from Beazer Homes LLC, a Delaware limited liability company of record in Instrument No 20240130-0006525, Register's Office for Davidson County Tennessee

This is property is commonly known as 615 Old Hickory Boulevard #516, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises

IN WITNESS WHEREOF, this document was executed this 25 day of August, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

Elsa Garcia

Raymond Puentes

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elsa Garcia and Raymond Puentes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein

Witness my hand and official seal at Chatsworth, CA, this 25 day of August, 2025

Notary Public

My Commission Expires 03/31/2026

INDERBIR SINGH BHULLAR
Notary Public - California
Los Angeles County
Commission # 2395763
My Comm Expires Mar 31, 2026