Karen Johnson Davidson County
Batch# 1339228 DEEDQC
10/29/2025 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251029-0085957

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Erika I. Garcia-Medina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

WG-QCD-25-2148

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erika I. Garcia Carrillo	**Same as new owner**	
(NAME)	(NAME)	**165050A12900CO**
2148 Beachfront Ave,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIKA I. GARCIA CARRILLO N/K/A ERIKA I. GARCIA-MEDINA,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ERIKA I. GARCIA-MEDINA** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 168, Subdivision Plat, Section 1, Phase II, South Shore, a Planned Unit Development, of record in Instrument No. 20050210-0015592, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Erika Garcia Carrillo from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee of record in Instrument Number 20070817-0098712 in the Registers Office for Davidson County, Tennessee.

The said Erika Garcia Carrillo is now known as Erika I. Garcia-Medina.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2148 Beachfront Ave, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 24th day of October, 2025.

Erika I. Garcia Medina
Erika I. Garcia-Medina F/K/A Erika I. Garcia Carrillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,Erika I. Garcia-Medina F/K/A Erika I. Garcia Carrillo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 24th day of October, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **10/24/2025** (date of document).

Affiant Signature

Date **10/24/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **24** day of **October**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027