Karen Johnson Davidson County
Batch# 1419408 DEEDQC
05/12/2026 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260512-0042739

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Closeline Settlements, 734 Westport Plaza Drive Ste 270, St Louis, MO 63146

Order Number: 20954TN-S1

20954TN-S1

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **ERIN GARCIA a/k/a ERIN C. GARCIA**, a married woman for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **ERIN GARCIA** and **MATTHEW CLINTON**, wife and husband, as joint tenants with right of survivorship, whose address is 1202 Chester Ave, Nashville, TN 37206, , the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being the West 18 feet of Lot No. 16 and the East 23 feet of Lot No. 15 in the subdivision of Chesterfield Place, a plan of which is of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 18 feet on the Southerly side of Chesterfield Avenue (now Chester Avenue) and extends back between parallel lines 132 feet to an alley.

Said part of Lot No. 15 fronts 23 feet on the Southerly side of Chesterfield Avenue (now Chester Avenue) and extends back between parallel lines 132 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real

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estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 072 14 0 117.00
Street address of property: 1202 Chester Ave, Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180315-0024616 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Erin Garcia and Matthew Clinton, 1202 Chester Ave, Nashville, TN 37206

Signed this 5 day of May, 2026,

Signature(s) of Grantor(s):

Erin Garcia aka Erin C. Garcia

Erin Garcia
a/k/a Erin C. Garcia

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5 day of May, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Erin Garcia a/k/a Erin C. Garcia**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Susie J Ingram

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

We, Erin Garcia and Matthew Clinton, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollard and 00/100 ($0.00).

Signed this 5 day of May, 2026.

Signatures of Affiant(s):

Erin Garcia

Matthew Clinton

Sworn and subscribed before me this 5 day of May, 2026

Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

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Tennessee Certification of Electronic Document

I, MICHAEL P BELL, 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 5/5/2026 (date of document).

M P Bell
Affiant Signature

5/5/2026
Date

State of MARYLAND

County of MONTGOMERY

Sworn to and subscribed before me this 5th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/09/2028

NOTARY'S SEAL

LISA L. SHECKELS NOTARY PUBLIC CARROLL COUNTY, MD

Lisa L. Sheckels, Notary Public
Carroll County
State of Maryland
My commission expires 11/09/2028