Karen Johnson Davidson County
Batch# 1479204 DEEDWARR
10/01/2026 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20261001-0090666

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260955676**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2026. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Jennifer Mouthouta 6939 Calderwood Dr. Antioch TN 37013	Send Tax Bills To: Fairway Independent Mortgage 4201 Marsh Lane Carrollton, TX 75007	Tax Information: Tax Parcel ID No. 181 03 0A 219.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Garcia, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Mouthouta , an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of REVISION ONE, 3RD ADDITION TO INDIAN CREEK, RS10 CLUSTER LOT SUBDIVISION of record in Plat at Instrument No. 20050301-0022508, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey D. Garcia, married, by Warranty Deed from Eric Ray Nesler and Rebecca Nesler, husband and wife, of record in Instrument No. 20200702-0072020, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020, and recorded on July 02, 2020.

Emily Jo Garcia joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Jeffrey D. Garcia.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, 3RD ADDITION TO INDIAN CREEK, RS10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20050301-0022508.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3RD ADDITION TO INDIAN CREEK, RS10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20050105-0001852.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553, as supplemented in Instrument No. 20050118-0006063, and Rules & Regulations recorded in Instrument No. 20200304-0024117.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040902-0106369.

This is improved property located at 6939 Calderwood Dr. Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2026.

Jeffrey Garcia

Emily Jo Garcia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of September, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

True Copy Certification

I, **Denise Woods,** 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 this the 29 day of September, 2026.

Denise Woods
Affiant Signature
Date 9/29/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027