Davidson County DEEDQC
Recvd: 10/02/03 08:17 2pgs
Fees:17.00 Taxes:0.00
20031002-0145209

Instrument Prepared By:
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Address New Owners as Follows:
Bertha M. Valdavia
~~1459 Wallace Road #K142~~
~~Nashville, Tennessee 37211~~
4669 Dowdy Drive
Antioch, Tennessee 37013

Send Tax Bills To:
SAME

Map-Parcel:
149-09-0 055.0

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to vest the property in Bertha M. Valdavia and Mario Martinez as tenants in common with the right of survivorship, **Bertha M. Valdavia,** Grantor, does hereby quitclaim and convey her interest unto **Flor Melgar, Trustee,** Grantee, his heirs and/or assigns the following described parcel of land in Davidson County, Tennessee:

> Being Lot Number 62 on the Plan of Hazelwood, Section Ten, of Record in Book 3842, Page 232, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot Number 62 fronts 69.84 feet on the Westerly side of Dowdy Drive and extends back 232.57 feet on the Southeasterly line and 220.68 feet on the Northwesterly line to a dead line in the rear measuring 48.75 feet thereon.
>
> Being the same property conveyed to Bertha M. Valdavia, by deed from Mel Martinez, Secretary of Housing and Urban Development, of record in Instrument Number 20030908-0130849, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

This Quitclaim Deed was prepared based solely upon the representations of the Grantor and without the benefit of a title search.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 25 day of ~~June~~ September, 2003.

X Bertha Maeva Valdavia
Bertha M. Valdavia

And now, I, the said **Flor Melgar, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby convey, and forever quitclaim unto **Bertha M. Valdavia and Mario Martinez,** as tenants in common with the right of survivorship, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

15 IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15 day of September, 2003.

X Flor Melgar, Trustee
Flor Melgar, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bertha M. Valdavia, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Flor Melgar, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of September, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005