McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDQC
Recvd: 01/06/05 14:10 2 pgs
Fees:12.00 Taxes:0.00
20050106-0002378

**PREPARED BY:**
**McCANN & HUBBARD**
**7105 Crossroads Blvd.**
**Suite 102**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 10 day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 11-1-2008

**ADDRESS OF NEW OWNER:**
Jorge Utrera
7456 Harrow Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

Map: 142-2, Parcel 89

NANCY A. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**QUITCLAIM DEED**

In consideration of $10.00, and other good and valuable consideration, **Miguel Angel Aguilar**, unmarried, and **Jorge Utrera, unmarried,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Jorge Utrera**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot 116, on the Plan of Cross Timbers, Section 3, of record in Plat Book 4175, page 21, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Miguel Angel Aquilar and Jorge Utrera by Warranty Deed from Stanley Wayne Elder and wife, Judy C. Elder, of record in Instrument No. 20021113-0140514, Register's Office for Davidson County, Tennessee. Aguilar was erroneously spelled as Aquilar in said Deed. In order to correct the error, for the purposes of this conveyance, Miguel Angel Aquilar and Miguel Angel Aguilar are one and the same person.

Said property is conveyed subject to such restrictions, encumbrances, and limitations 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, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10 day of December, 2004.

**Miguel Angel Aguilar**

**Jorge Utrera**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Miguel Angel Aguilar**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 10 day of December, 2004.

Notary Public

My Commission Expires: 11-1-2008

NANCY A. ARNOLD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jorge Utrera**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 10 day of December, 2004.

Notary Public

My Commission Expires: 11-1-2008

NANCY A. ARNOLD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY