File No. 250101819

QUITCLAIM DEED

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRACEY TRUMPHOUR

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06.

(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 03/02/05 10:55 2 pgs
Fees:12.00 Taxes:0.00

20050302-0022874

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hong Phommasy	Wilson Bank & Trust	052-08-0-A-012.00
(NAME) 2108 Laguna Bay	(NAME) P.O. Box 768	
(ADDRESS) Madison, TN 37115	(ADDRESS) Lebanon, Tennessee 37088	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marco A. Duran, Jr. and Rita Duran married and Marco A. Duran Cruz, Sr.,

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO

Hong Phommasy, a single woman and Marlon Torres, a single man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 12, Phase One, Section One, Heron Walk Subdivision, as shown by plat of record in Plat Book 9700, page 173, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hong Phommasy, unmarried and Marco A. Duran, Jr. and Rita Duran, married and Marco A. Duran Cruz, Sr. by deed from Mortgage Electronic Registration Systems, Inc. as Nominee for Household Finance Corporation of record in Instrument Number 20031218-0180859, and Re-recorded in Instrument Number 20040318-0030783, Register's Office for said County. The said Marco A. Duran, Jr. and Rita Duran, married and Marco A. Duran Cruz, Sr. quitclaim all of their rights, title and interest to Hong Phommasy and Marlon Torres to said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2108 Laguna Bay, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Marco A. Duran Jr.
Marco A. Duran, Jr.

Marco A. Duran Cruz
Marco A. Duran Cruz, Sr.

Rita Duran
Rita Duran

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marco A. Duran, Jr. and Rita Duran married and Marco A. Duran Cruz, Sr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of February, 2005.

Commission expires: 6-9-07

Wendy L Locke
Notary Public

