McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 12/29/05 13:28 2 pgs
Fees:1.00 Taxes:0.00
20051229-0156202

Address New Owners as Follows:
Juana Saucedo
Antonio Saucedo & Myrna Saucedo
5444 Hickory Woods Drive
Antioch, Tennessee 37013

Send Tax Bills To:
New Owner

Map-Parcel:
Map 176-5A
Parcel 39

Jose STRAWMAN 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 remove **Nicholas Saucedo** from the title to the property and to add **Antonio Saucedo and wife, Myrna Saucedo,** to the title and to establish a right of survivorship, **Juana Saucedo and husband Nicholas Saucedo,** Grantor, do hereby quitclaim and convey their interest unto **Russell J. McCann, Trustee**, Grantee, the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 56, on the plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 885, 886, and 887, 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 Juana Saucedo and husband Nicholas Saucedo by Warranty Deed from Franklin Scott Meares and wife, Heather L. Meares, of record in Instrument No. 20041203-0144028, 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, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 23 day of December, 2005.

X Juana Saucedo
Juana Saucedo

Nicholas Saucedo
Nicholas Saucedo

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Juana Saucedo, a married woman, and Antonio Saucedo and wife, Myrna Saucedo, 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.

*Jose

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 23 day of December, 2005.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juana Saucedo, 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 23 day of December, 2005.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Saucedo, 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 23 day of December, 2005.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, 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 23 day of December, 2005.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2005.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009