Davidson County DEEDQC
Recvd: 05/05/06 10:30 2 pgs
Fees:12.00 Taxes:0.00
20060505-0052471

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

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
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 28 day of April, 2006.

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES: MARCH 14, 2009

ADDRESS OF NEW OWNER:
Shirley Lizabeth Melgar-Hernandez
110 Elizabeth Court
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map/Parcel 149-2C-10

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jason Anthony Hernandez,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Shirley Lizabeth Melgar-Hernandez,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit or Building Site No. 10 on the Plan of Sterling Wood, of record in Plat Book 6250, page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shirley Lizbeth Melgar, by Warranty Deed, from Joseph B. Sheppard, of record in Instrument No. 20011228-0143644, Dated May 2, 2001, Register's Office for Davidson County, Tennessee. Shirley Lizbeth Melgar was spelled erroneously, the correct spelling is Shirley Lizabeth Melgar. Shirley Lizabeth Melgar is now known as Shirley Lizabeth Melgar-Hernandez.

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 28 day of April, 2006.

Jason Anthony Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jason Anthony Hernandez, with whom I am personally acquainted, (or whose identity was 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 28 day of April, 2006.

Notary Public

My Commission Expires: July 25, 2009

DOLLIN ADEYEYE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009