QUITCLAIM DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/21/08

DAVID C. KREMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ruiz and Denise Ruiz	SAME	
(NAME)	(NAME)	
5709 Sonoma Trace	SAME	173040A31900CO
Antioch, TN 37013	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

James Ruiz, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **James Ruiz and wife, Denise Ruiz,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 290 on the plan of Oak Highlands, Section Four, a Planned Unit Development, of record in Inst. No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to James Ruiz, a married person, by Deed from Yazdian Construction, Inc. a Tennessee Corporation, dated 9/28/04 of record in Inst. No. 20041006-0120874, Register's Office for Davidson County, TN.

This is improved ☒ property, known as 5709 Sonoma Trace, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands 5/24/06.

James Ruiz

Davidson County DEEDQC
Recvd: 06/06/06 11:28 1 pgs
Fees:12.00 Taxes:0.00
20060606-0066698

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gregg W. Clarke (notary public), James Ruiz the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:

, Notary Public

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: JAN 12, 2010