QUIT CLAIM DEED

M. EUGENE HAFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is: $1.00

Nichole Ridnouer Tenllado
Affiant

Subscribed and sworn to before me this the 23 day of June, 2006.

M. Eugene Haffner
Notary Public

My Commission Expires: 11/25/2006

THIS INSTRUMENT WAS PREPARED BY:
Archer Land Title, 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Albert J. Tenllado	Albert J. Tenllado	173-09-0-A-162.00-CO
7730 Porter House Drive	7730 Porter House Drive	
Nashville, TN 37211	Nashville, TN 37211	

THIS INDENTURE WITNESSETH, That Albert J. Tenllado, Grantor(s), of Davidson County, Tennessee, RELEASE AND QUIT CLAIM ALL MY RIGHT TITLE AND INTEREST TO Albert J. Tenllado and wife, Nichole Ridnouer-Tenllado, Grantee(s), of Davidson, County, Tennessee, for the sum of One and no/100ths Dollars ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

BEING Lot 228, on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Albert J. Tenllado, married, by Warranty Deed from NVR, Inc., a Virginia Corporation, t/a Ryan Homes, dated May 12, 2004 and recorded May 17, 2004 as Instrument No. 20040517-0057661, Register's Office for Davidson County, Tennessee.

SUBJECT to:
a. All matters on the plan of record in instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee.

b. All matters on the Plan of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032825, 20020315-0032826, 2001226-0158459, 20020911-0110906, Register's Office for Davidson County, Tennessee.

d. Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

e. Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

f. Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20011106-0121932, and Book 7361, Page 230 and Book 7985, Page 449, and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

g. Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

h. Easement of record in Instrument No. 20020408-0042676, 20011129-0130322, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 07/05/06 13:47 2 pgs
Fees:12.00 Taxes:0.00
20060705-0080244

i. Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

j. Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

k. Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

l. Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record as Instrument No. 20020501-0053757 and as re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

m. Rights of others in and to the common areas of Lenox Village.

n. Easement for Right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

o. Subject to lien for special assessments as contained in the restrictions.

p. Access Easement as retained by Lord's Chapel Church in Deed of Record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

q. Easement for Storm Water Detention of Record in Instrument No. 20020408-0042675, and Book 7361, Page 230, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7730 Porter House Drive, Nashville, TN 37211

It is the intended purpose of this document to establish a tenancy by the entirety between Albert J. Tenllado and wife, Nichole Ridnouer-Tenllado.

IN WITNESS WHEREOF, Grantor has executed this deed this 23 day of June, 2006.
GRANTOR: Albert J. Tenllado

SIGNATURE: Albert J. Tenllado

(The information on this instrument was supplied by one or more of the parties to this conveyance. The preparor assumes no liability for any errors, inaccuracies or omissions, in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by Grantor's execution and Grantee's acceptance of this instrument.)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Albert J. Tenllado with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Davidson County, Tennessee on this the 23 day of June, 2006.

M. Eugene Haffner
Notary Public

M. EUGENE HAFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: 11/25/2006

Return Deed To: Archer Land Title, Inc. 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

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