Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
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THIS INSTRUMENT PREPARED BY:
JUDY S. WELLS, ATTORNEY
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Rita M. Hernandez	NEW OWNER	Map 119-09-0
5124 Bay Overlook Drive		Parcel 058.00
Hermitage, TN 37076		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Rita M. Hernandez, Trustee of the Hernandez Family Living Trust dated September 15, 2003,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Rita M. Hernandez, unmarried,** all my interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

> Lot No. 7 on the Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.
>
> SAID Lot No. 7 fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Rita M. Hernandez, Trustee under the Hernandez Family Living Trust, dated September 15, 2003 by Warranty Deed from Rita M. Hernandez, unmarried, dated October 2, 2003 of record in Instrument No. 20031002-0145415, Register's Office for Davidson County, Tennessee.

This is improved property known as 2713 Nolensville Pike, Nashville, Tennessee 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 21st day of February, 2007.

Hernandez Family Living Trust

BY: Rita M. Hernandez, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rita M. Hernandez, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Hernandez Family Living Trust, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Rita M. Hernandez, as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of February 2007.

Notary Public

John M. Wells
Notary Public at Large
Davidson County, Tennessee

My commission expires 9/22/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 21st day of February, 2007.

Notary Public

John M. Wells
Notary Public at Large
Davidson County, Tennessee

My commission expires: 9/22/2007