Davidson County DEEDQC
Recvd: 02/23/07 10:45 2 pgs
Fees:12.00 Taxes:0.00
20070223-0022760

THIS INSTRUMENT PREPARED BY:
JUDY S. WELLS, ATTORNEY
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:
Rita M. Hernandez
5124 Bay Overlook Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
Map 097-16-0-A
Parcel 103.00CO

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,** 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 34, The Peninsula, Phase Three, Section One Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Rita M. Hernandez, Trustee, or her successor in trust under the Hernandez Family Living Trust dated September 15, 2003 by Warranty Deed from Andrew L. Jones and Michell Jones, husband and wife, recorded the 20th day of December, 2004, in Instrument No. 20041220-0151034 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5124 Bay Overlook Drive, Hermitage, Tennessee 37076.

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