Davidson County DEEDQC
Recvd: 03/22/07 14:11 1 pgs
Fees:12.00 Taxes:0.00
20070322-0035004

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Highland Title LLC
394 West Main St., Suite B-5
Hendersonville, TN 37075

OWNERS ADDRESS:
Baltazar M Diaz, Fernanda C. Valle and Orbelin Cabrera
913 A & B Anderson Lane
Madison, TN 37115

SEND TAX BILLS TO:
Baltazar M Diaz, Fernanda C. Valle and Orbelin Cabrera
913 A & B Anderson Lane
Madison, TN 37115

Map / Parcel 52C-C-27 / 043070127 00

KNOW ALL MEN BY THESE PRESENTS that I, **Baltazar M. Diaz, a married man,** for and in consideration of the sum of Ten and No/100 Dollars ($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 **Baltazar M. Diaz and wife, Fernanda C. Valle and Orbelin Cabrera, as joint tenants with rights of survivorship**, their heirs and assigns, all of our right, title interest that we may have in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot Nos. 2A & 2B on the plan Holland Place, Zone Lot Division of Lot Nos. 1-5, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Baltazar M. Diaz, a married man by Warranty Deed from Keith G. Jackson and wife, Cheryl A. Jackson, dated December 14, 2006, recorded December 18, 2006, of record in Instrument Number 20061218-0155892, Register's Office for Davidson County, Tennessee.

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

Witness our hands this 29th day of December, 2006.

Baltazar M. Diaz

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Baltazar M. Diaz, individually the within named bargainor, with whom I am personally acquainted,** (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of December, 2006.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08

STATE OF TENNESEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00.

Gina M. Hawkins
AFFIANT

Subscribed and sworn to before me this the 29th day of December, 2006.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08