Davidson County DEEDQC
Recvd: 08/16/07 09:34 2 pgs
Fees:12.00 Taxes:0.00
20070816-0097835

QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	L. G. Burnett, Jr.., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Carrie D. Quinn	Same	128-14-63
8053 Esterbrook Dr.		
Nashville, TN 37221		

FOR AND CONSIDERATION of One Dollar ($1.00) and in compliance with a decree of absolute divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 07D-860, CARRIE DEANNA QUINN VS. SERGIO GARDINO OVANDO, and for the express purpose of making a reconveyance to create fee simple title to **Carrie D. Quinn**, I, **Sergio G. Ovando**, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey my interest unto **Carrie D. Quinn**, hereinafter referred to as Grantee, her successors and assigns, all my right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at a point in the center line of Smith Springs Road at the intersection of the center line of an old road running along the line of the Waggoner property and along the line of the land heretofore conveyed to L. Goodson and wife by deed of record in Book 1681, Page 603, said Register's Office; thence with the center line of Smith Spring Road south 57 deg. East 280 feet to a nail in the center line of said road; thence leaving said road South 19 deg. West 251 feet, along fence line to the center line of said old road; thence with the center line of same North 85 deg. 40 min. West 98.2 feet to a point opposite an iron pin at a turn in said road; thence around said turn in said road and along the center line of same, a total distance of 427 feet to the point of beginning.

BEING the same property conveyed to Carrie D. Quinn and Sergio G. Ovando by Warranty Deed from Robert Karger, Successor Trustee U/A/D Aug. 5, 2002 of the Patricia Dundee Revocable Living Trust Agreement, of record in Instrument 20040527-0062600, Register's Office for Davidson County, Tennessee. Sergio G. Ovando and Sergio Gardino Ovando is one and the same person, and Carrie D. Quinn and Carrie Deanna Quinn is one and the same person.

This conveyance is made subject to: (1) Easement of record in Book 7136, Page 804, said Register's office.

This is improved property known as **2511 Smith Springs Road, Nashville, TN 37217.**

The above description is the same as in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 14th day of July 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SERGIO G. OVANDO - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sergio G. Ovando**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July 2007.

NOTARY PUBLIC

My commission expires: 3-21-09

KEVIN T. SORRIGAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE.**

Subscribed and sworn before me, this the 14th day of August 2007.

Affiant

NOTARY PUBLIC

My commission expires: 5-4-08

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.