McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027

Address New Owners as Follows:
Lilian Del Carmen Hernandez
Joe Alejandro Rodriguez
4537 Hamilton Lane
Antioch, Tennessee 37013

Send Tax Bills To:
SAME

Map-Parcel:
150140B01500CO

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to establish a tenancy by the entirety, **Lilian Del Carmen Hernandez, married,** Grantor, does hereby quitclaim and convey her interest unto **A. Scott Hubbard, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Williamson County, Tennessee:

> Land in Davidson County, Tennessee, being lot No.15 of Hamilton Church Subdivision, as shown on plat of record as Instrument No. 20050831-0104380 as corrected by Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Lilian Del Carmen Hernandez, married, by Warranty Deed, from West End Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20070802-0091850, Dated July 27, 2007, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 25th day of August, 2007.

Lilian Del Carmen Hernandez

And now, I, the said **A, Scott Hubbard, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Lilian Del Carmen Hernandez and husband, Jose Alejandro Rodriguez,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15 day of August, 2007.

A. Scott Hubbard, Trustee

Davidson County DEEDQC
Recvd: 09/07/07 10:51 2 pgs
Fees:12.00 Taxes:0.00

20070907-0107529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lilian Del Carmen Hernandez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2007.

Notary Public

My Commission Expires: 1-21-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Scott Hubbard, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2007.

Notary Public

My Commission Expires: _____

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 18, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2007.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 18, 2009