Davidson County DEEDQC
Recvd: 10/18/07 13:51 3 pg:
Fees:17.00 Taxes:0.00

20071018-0123749

This instrument prepared by:
LandAmerica OneStop
600 Clubhouse Drive, Suite 100
Moon Township, Pennsylvania 15108

Ted Wolosz yk

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QUITCLAIM DEED (2)

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Fredy and Renee Ramirez
317 Pitts Avenue
Old Hickory, Tennessee 37138

MAIL TAX STATEMENT TO:
Fredy and Renee Ramirez
317 Pitts Avenue
Old Hickory, Tennessee 37138

MAP PARCEL NUMBERS:
Map/Parcel: 53.16-63.01

41322081-1 ~~42118294~~

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Fredy E. Ramirez, a married man, who acquired title as an unmarried man, and joined by his spouse, Renee Ramirez** by these presents do hereby quitclaim and convey unto the said **Fredy E. Ramirez and Renee Ramirez, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Add Spouse to Title.

Being the same property conveyed to Fredy E. Ramirez, unmarried by Deed from Patricia A. Curtis and Michael L. Curtis and Joni Cook and Ralph D. Cook of record in Book 11435, Page 201, said Register's Office.

This is unimproved ( ) property known as 317 Pitts Avenue, Old Hickory, Tennessee 37138
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 18 day of August, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fredy E. Ramirez

[redacted]

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) ss

Personally appeared before me, Joy E. Berryman, a Notary Public in and for said County and State, **Fredy E. Ramirez and Renee Ramirez** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this 18 day of August, A.D., 2007.

NOTARY SEAL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

Joy E. Berryman
NOTARY PUBLIC
Notary Commission Expires: 5-22-10

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to before me this the 18th day of August, 2007.

(Affix Seal)

Affiant

Joy E. Berryman
Notary Public
My Commission Expires: 5-22-10

JOY E. BERRYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 2ND, FORMERLY 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY DYE SURVEYORS, DATED OCTOBER 26, 1974, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF PITTS AVENUE AT AN IRON PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO THE CITY OF LAKEWOOD BY DEED FROM MRS. ELIZABETH MCCORMICK PINKLETON, ET AL, OF RECORD IN BOOK 4867, PAGE 426, OF THE REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID CITY OF LAKEWOOD'S WEST BOUNDARY LINE, NORTH 28 DEG. 32 MINS. EAST 136.9 FEET; THENCE CONTINUING WITH SAID CITY OF LAKEWOOD'S SOUTHERN BOUNDARY LINE, NORTH 66 DEG. 50 MINS. WEST 156.3 FEET TO THE NORTHWEST CORNER OF THE GARNER PROPERTY; THENCE WITH SAME SOUTH 24 DEG. 24 MINS. WEST 135.1 FEET TO THE NORTHERLY MARGIN OF PITTS AVENUE, THENCE WITH SAME SOUTH 66 DEG. 22 MINS. EAST 146.4 FEET TO THE POINT OF BEGINNING.

PROPERTY, KNOWN AS 317 PITTS AVENUE, OLD HICKORY, TENNESSEE 37138

TAX ID #: 53.16-63.01

BY FEE SIMPLE DEED FROM PATRICIA A. CURTIS AND MICHAEL L. CURTIS AND JONI COOK AND RALPH D. COOK AS SET FORTH IN DEED BOOK 11435, PAGE 201 AND RECORDED ON 4/16/1999, DAVIDSON COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

U41322031-050P02
QUIT CLAIM DEED
LOAN# 2007372982 3
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