Davidson County DEEDQC
Recvd: 01/30/08 13:47 2 pg:
Fees:17.00 Taxes:0.00
20080130-0009605

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, TN 37027

Address New Owners as Follows:
Candida R. Lopez & Harold G. Urzua
324 Honey Hill Drive
Nashville, TN 37217

Send Tax Bills To:
SAME

Map-Parcel:
Map/Parcel 135-05-0-028.00

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 creating a right of survivorship, **Candida R. Lopez,** Grantors, do hereby quitclaim and convey their interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.31 on the Plan of Town Park Estates, of record in Plat Book 3300, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Candida R. Lopez, by Warranty Deed, from David C. Wagner and wife, Lenora J. Wagner, of record in Instrument No. 20060222-0020567, Dated February 17, 2006, 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 22nd day of January, 2008.

Candida R. Lopez

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Candida R. Lopez, an unmarried woman and Harold G. Urzua, an unmarried man, as tenants in common with right of survivorship,** 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 _____ day of _____, 2008.

Russell J. McCann, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Candida R. Lopez, an unmarried woman**, 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 22nd day of January, 2008.

Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES OCTOBER 10, 2009

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Russell J. McCann**, 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 22nd day of January, 2008.

Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 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 22nd DAY OF January, 2008.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009