Davidson County DEEDQC
Recvd: 03/20/08 10:10 2 pgs
Fees:17.00 Taxes:0.00

20080320-0028168

Return to:
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:
Daniel Martinez
Anna Maria Rodriguez-Castillo
825 Billingsgate Court
Antioch, TN 37013

Send Tax Bills To:
SAME

Map-Parcel:
Map/Parcel 149-1B-62

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 tenancy with right of survivorship, Daniel Martinez, 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 Rutherford County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, pages 892, 893 and 894, 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 Daniel Martinez, by Warranty Deed, from Gregory N. White and wife, Patricia M. White, of record in Instrument No. 20061229-0160906, Dated December 27, 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 ~~15~~ **day of** January, ~~2007.~~ 2008

X _____
Daniel Martinez

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 Daniel Martinez, unmarried and Anna Maria Rodriguez-Castillo, unmarried 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.**

Joint

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15 **day of** January, ~~2007.~~ 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, Daniel Martinez, unmarried, 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 **,** ~~2007.~~ 2008

Darlana Lohr
Notary Public

My Commission Expires: 3/24/2009

DARLANA LOHR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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, 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 18 **day of** March

Alicia R. Hamilton
Notary Public

My Commission Expires:

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th **DAY OF** March **,** ~~2007.~~ 2008

Alicia R. Hamilton
Notary Public

My Commission Expires:

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009