Davidson County DEEDQC
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20080819-0085158

QUITCLAIM DEED

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OWNER (SEND TAX BILLS TO):

MIGUEL A. BERNAN
MARY ALICE BERNAL
1307 SUNNYMEAD DRIVE
NASHVILLE, TN 37216

45241642-1, 46449955

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MIGUEL A. BERNAL and MARY ALICE BERNAL, formerly known as MARY ALICE WOOD, husband and wife, who took title as an unmarried man and an unmarried woman (herein, "Grantor"), whose address is 1307 Sunnymead Drive, Nashville, TN 37216, hereby bargains, sells, remises, releases, quit claims and conveys to MIGUEL A. BERNAN and MARY ALICE BERNAL, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1307 Sunnymead Drive, Nashville, TN 37216, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

~~TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.~~

WITNESS my hand and seal this 25th day of April, 2008.

GRANTOR:

Miguel A. Bernal

Mary Alice Bernal, formerly known as Mary Alice Wood

PIN NO: 61.16-301

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Tennessee]

COUNTY OF Nashville]

On _____, before me, Jana Drury
(here insert name and title of the officer), personally appeared Miguel A. Bernal and Mary Alice Bernal f/k/a Mary Alice Wood,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jana Drury (SEAL)

MY COMMISSION EXPIRES:
March 19, 2012

JANA DRURY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER
  _____
  TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OF TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF Minnesota

COUNTY OF Ramsey

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant Amber Rubeda

Subscribed and sworn to before me this the 24th day of July, 2008.

Notary Public

My commission expires: 1-31-2013

NANCY L. CARLSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2013

EXHIBIT A

[Legal Description]

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 AND THE WEST 1/2 OF LOT NO. 51, BLOCK "D" ON THE PLAN OF SUNNYMEADE, AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTH SIDE OF SUNNYMEADE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 140 FEET TO A DEAD LINE.

PROPERTY KNOWN AS 1307 SUNNYMEADE DRIVE, NASHVILLE, TN 37216

TAX ID #: 61.16-301

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20050801-0089426 on August 1, 2005.

PIN NO: 61.16-301

STREET ADDRESS:

1307 Sunnymead Drive, Nashville, TN 37216

U45241642-010P004
QUIT CLAIM DEED

US Recordings

MAB

08-16597