Davidson County DEEDQC
Recvd: 10/23/08 11:37 3 pgs
Fees:22.00 Taxes:0.00
20081023-0106125

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

NATASHA BILBREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me, the undersigned, undersigned, a Notary Public, this 20th day of October, 2008.

Natasha Bilbrey
Notary Public

My Commission Expires: 6/20/11

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):
Sergio Yanez
2909 A Anderson Road
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
150-5B-2-CO

FOR AND IN CONSIDERATION of the sum of ten dollars cash in hand paid, and for the purpose of creating a joint tenancy with rights of survivorship, I, **Sergio Yanez, unmarried**, by these presents do remise, release and quitclaim unto **H. Anthony Duncan, Trustee,** his successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Located in Davidson County, Tennessee. Unit Number 2, being a portion of Lot Number 355 on the Plan of Forrest View Park, Section 11, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in a Master Deed for 2909 Anderson Road Condominiums, recorded in Instrument No. 20030133-0005153, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sergio Yanez, unmarried, by Warranty Deed from HSBC USA, National Association, of record as Instrument No. 20080522-0052548, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2909 A Anderson Road, Nashville, TN 37217**.

And now, I, the said unto **H. Anthony Duncan, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **Sergio Yanez, unmarried, and Lilian Aguirre, unmarried,** their heirs and assigns, all of my right,

title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 20th day of October, 2008.

Sergio Yanez

H. Anthony Duncan

Lilian Aguirre

Lilian Aguirre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sergio Yanez**, with whom I am personally acquainted or who 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.

Witness my hand this 20th day of October, 2008.

Natasha Bilbrey

Notary Public

My Commission Expires: 6/20/11

NATASHA BILBREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **H. Anthony Duncan, TRUSTEE**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of October, 2008.

Natasha Bilbrey

Notary Public

My Commission Expires: 6/20/11

NATASHA BILBREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lilian Aguirre**, with whom I am personally acquainted or who 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.

Witness my hand this 20th day of October, 2008.

Natasha Bilbrey
Notary Public

My Commission Expires: 6/20/11

