Quitclaim Deed

AT-20090012

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 13 day of January, 2009.

Notary Public

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 Rosa L. Parks Blvd. Suite 203
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Reinaldo Mercado-Ruiz	SAME	131.14-0-095.00
4709 Villa Green Drive		
Nashville, TN 37215		

KNOW ALL MEN BY THESE PRESENTS that **Chuck V. Hibbett, unmarried and Reinaldo Mercado-Ruiz, unmarried, as joint tenants with right of survivorship**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Reinaldo Mercado-Ruiz, a single man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being lot No. 309 on the plan of Seven Hills, Section VI, as of record in Book 2900, page 107, Register's Office for Davidson County, Tennessee and further described as follows;

Said Lot No. 309 fronts 70.2 feet on the southerly side of Villa Green Drive and extends back 305.9 feet on the easterly line and 346.2 feet on the northwesterly line, to a dead line in the rear, which is a broken line on which it measures 420.8 feet thereon.

Being the same property conveyed to Chuck V. Hibbett, unmarried and Reinaldo Mercado-Ruiz, unmarried, as joint tenants with right of survivorship from Patricia B. Patterson, unmarried by Warranty Deed dated April 29, 2008 and recorded May 5, 2008 in Instrument #20080505-0046198 and further conveyed on July 23, 2007 in Instrument #20070730-0090110 and on April 7, 1993 in Book 8913, page 161, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4709 Villa Green Drive, Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 13th day of JANUARY, 2009.

Chuck V. Hibbett

Davidson County DEEDQC
Recvd: 01/28/09 13:21 2 pgs
Fees:12.00 Taxes:0.00
20090128-0007444

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tommy Harrison, a Notary Public in and for said county and state, the within named Chuck V. Hibbett, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Atlanta, Georgia, ~~Tennessee,~~ this the 13th day of January, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 4, 2011

TOMMY HARRISON NOTARY PUBLIC DOKALB COUNTY GEORGIA

Reinaldo Mercado-Ruiz

Reinaldo Mercado-Ruiz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said county and state, the within named Reinaldo Mercado-Ruiz, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 13 day of January, 2009.

April G Nichols
Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY