V00186

FROM: **Juan F. Aquilar and Maria O. Guzman a/k/a Maria O. Gusman** **TO:** **Beth Triplett, Trustee**

FROM: **Beth Triplett, Trustee** **TO:** **Juan F. Aquilar and Olinda Guzman, Husband and Wife**

QUITCLAIM DEED

Address of New Owner:
Juan F. Aquilar
Olinda Guzman
2158 Whitney Ave.
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map & Parcel:
10613007400

THIS INSTRUMENT PREPARED BY
Advantage Title and Escrow
3325 Aspen Grove Dr., Ste 202
Franklin, TN 37067

Prepared from information furnished by the parties hereto

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $0.00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2009.

Notary Public
Commission Expires: 11/14/09

FOR AND IN CONSIDERATION of one-dollar cash in hand and other goods and valuable consideration, and for the express purposes of making a re-conveyance:

I/We, **Juan F. Aquilar and Maria O. Guzman a/k/a Maria O. Gusman**, do hereby quitclaim unto **Beth Triplett, Trustee**, her/his/their successors and assigns, all right, title and interest in the following described tract or parcel of land, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART OF THIS AGREEMENT

The purpose of this QuitClaim Deed is to correct the inadvertent error to the spelling of Maria O. Gusman to her correct name of Maria O. Guzman.

Unimproved ()
This is Improved property (X) known as 2158 Whitney Ave., Nashville, TN 37210

And now, I, the said **Beth Triplett, Trustee**, for the express purposes of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title, and interest unto **Juan F. Aquilar and Olinda Guzman, husband and wife**, his/her/their heirs and assigns, the same property herein above described and set forth, to which reference is hereby made.

BILL GARRETT, Davidson County
Trans:T20090051024 DEEDQC
Recvd: 07/29/09 10:10 3 pgs
Fees:22.00 Taxes:0.00
20090729-0070853

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of July, 2009.

Juan F. Aquilar

Maria O. Guzman

Maria O. Guzman a/k/a Maria O. Gusman

Beth Triplett, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juan F. Aquilar and Maria O. Guzman**, The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/their executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 10th day of July, 2009.

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission Expires: 11/14/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beth Triplett, Trustee,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of July, 2009.

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission Expires: 11/14/09

Investors Title Insurance Company

Commitment Number: 2009063185

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 23 on the map showing the subdivision of the Jane Watkins Tract, of record in Plat Book 2, page 108, of the Chancery Court at Nashville.

Said part of said Lot No. 23 fronts 100 feet on the easterly side of Whitney Avenue and runs back between parallel lines, along the northerly margin of an alley, 150 feet to another alley in the rear.

Being the same property conveyed to Juan F. Aguilar and Maria O. Gusman from Benjamin W. Barry and wife, Lana J. Barry by Warranty Deed dated 06/16/1997, in Book 10498, page 396, in Register's Office for Davidson County, Tennessee.