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20100602-0042355

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QUITCLAIM DEED

(3)

Tax ID #: 171030B13400CO 5515299/-766529

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, CARLOS RUIZ, a married man, hereinafter referred to as Grantor,

do hereby quitclaim and convey unto CARLOS RUIZ, TRUSTEE OF THE CPR REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 15, 2006, hereinafter referred to as Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Tax Id Number(s): 171030B13400CO

Land Situated in the County of Davidson in the State of TN

Certain property in Davidson County, TN, described as Unit No. 50 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Revision One, a Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes

See attached Exhibit A,
Certification of Trust

of Fredericksburg, recorded in Plat Book 9700, page 534, said Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions as recorded in Book 10126, page 430 as amended in Book 10224, page 683, Book 10294, page 850 and Book 10293, page 11, said Register's Office, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, page 430 as amended in Book 10224, page 683, Book 10294, page 850 and Book 10293, page 11, said Register's Office, and By-Laws recorded in Book 10126, page 489 and Book 10275, page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to CARLOS RUIZ, TRUSTEE OF THE CPR REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 15, 2006, by deed dated 12/15/2006 of record in Deed Instrument/Case No. 20061220-0156759, in the County Clerk's Office. Further conveyed by quitclaim to Carlos Ruiz by inst # 20100602 00042353
Commonly known as: 641 Old Hickory Boulevard , Brentwood, TN 37027

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Address New Owner(s): * 641 Old Hickory Boulevard , Brentwood, TN 37027

Name and Address for persons responsible for taxes: CARLOS RUIZ, TRUSTEE OF THE CPR REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 15, 2006, 641 Old Hickory Boulevard , Brentwood, TN 37027

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of MAY, 2010.

CARLOS RUIZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 10.00.

CARLOS RUIZ

Subscribed and sworn to before me, this 17 day of MAY, 2010.

NOTARY PUBLIC Susan M Jones

My Commission Expires: MARCH 31, 2013

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SUSAN M. JONES, a Notary Public in and for said state and county CARLOS RUIZ, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office this 17 day of MAY, 2010.

NOTARY PUBLIC Susan M Jones

My Commission Expires: MARCH 31, 2013

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

CERTIFICATION OF TRUST

I/We **Carlos Ruiz**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The CPR Revocable Living Trust** is currently in existence and was created on **December 15, 2006**

2. The trust was established by: **Carlos Ruiz**

3. The current trustee(s) of the trust is/are: **Carlos Ruiz**

4. The power(s) granted to the trustee(s) include:
   - The power to sell, convey and exchange the real property which is the subject of this transaction. **x Yes** ___No
   - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. **x Yes** ___No.

5. The trust is **Revocable** and is revocable by the following party(ies):
   Carlos Ruiz

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:
   Carlos Ruiz

7. The trust identification number is as follows (Last Four Digits of SS#, etc.) **9711**

8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

_____ _____

Carlos Ruiz

Date: 5/17/2010 Date: _____

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On MAY 17, 2010, before me personally appeared **Carlos Ruiz**, to be known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Susan M. Jones
Notary Signature

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

County, WILLIAMSON (Acting in DAVIDSON)
My commission expires MARCH 31, 2013

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