Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

**Instrument Prepared By:**
**McCann Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

**Address New Owners as Follows:**
Paul M. Boyvin
Yazmin Ruiz
4649 Chutney Drive
Antioch, TN 37013

**Send Tax Bills To:**
New Owner

**Map-Parcel:**
Map: 165, Group 14-0
Parcel 009.00

## STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy in common with the right of survivorship, I, Paul M Boyvin, Grantors, do hereby quitclaim and convey my interest unto Russell J. McCann, Trustee, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 309 on the plan of Peppertree Forest Subdivision, Section Three, of record in Plat Book 7900, page 249, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.**

Being the same property conveyed to Pual M. Boyvin, an unmarried man by Warranty Deed from Xiao Xiang Zhang and husband, Wei Xing Guo of record in Instrument No. 20100526-0040619, of record in the Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15th day of June, 2010.

Paul M. Boyvin

And now, I, the said Russell J. McCann, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Paul M. Boyvin and Yazmin Ruiz, as tenants in common with the right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15th day of June, 2010

**Russell J. McCann, Trustee**

BILL GARRETT, Davidson County
Trans:T20100039304 DEEDQC
Recvd: 06/28/10 15:13 2 pgs
Fees:17.00 Taxes:0.00
20100628-0050384

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Russell J. McCann, Trustee**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of May, 2010.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul M. Boyvin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of May, 2010.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2010.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY