Quitclaim Deed

AT-20100123

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 21 day of December, 2010.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Brooks A. Rosenquist and Monica C. Rosenquist and Juan Andres Canizares	BAC HOME LOANS	104.15-0-081.00
2518 Sunset Place	P. O. Box 10219	
Nashville, TN 37212	Van Nuys, CA 91410-0219	

KNOW ALL MEN BY THESE PRESENTS that **Brooks A. Rosenquist and wife, Monica C. Rosenquist**, 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 **Brooks A. Rosenquist and wife, Monica C. Rosenquist and 85% undivided interest and Juan Andres Canizares, a 15% undivided interest,** 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:

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

Being the west 50 feet of Lot No. 33 on the plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No. 33 fronts 50 feet on the northerly margin of Sunset Place and extends back between parallel lines a distance of 160.5 feet to a dead line in the rear.

Being the same proeprty conveyed to Brooks A. Rosenquist and wife, Monica C. Rosenquist from Sarah Lynne Jordan, unmarried by Quitclaim Deed dated October 5, 2010 and recorded October 11, 2010 in Instrument #20101011-0081259, Register's Office for Davidson County, Tennessee.

Property address known as: 2518 Sunset Place, Nashville, TN 37212

( ) unimproved
This is (X) improved property known as 2518 Sunset Place, Nashville, TN 37212.

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 21 day of December, 2010.

Brooks A. Rosenquist

Monica C. Rosenquist

BILL GARRETT, Davidson County
Trans:T20100081633 DEEDQC
Recvd: 12/29/10 10:30 1 pgs
Fees:12.00 Taxes:0.00
20101229-0103213

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 Brooks A. Rosenquist and Monica C. Rosenquist, 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 21 day of December, 2010.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY