This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
565 Marriott Drive, Suite 850
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20110002914 DEEDQC
Recvd: 01/14/11 10:26 3 pgs
Fees:17.00 Taxes:0.00
20110114-0003988

TAX PARCEL NO.: **164-13-0-064**

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That, **Antonio Negrete-Ramirez and Adriana Zamora-Lopez** , party of the first part, for and in consideration of One Hundred Dollars ($100.00) cash in hand paid and other good and valuable consideration, does hereby bargain, sell, remise, release, quit claim and convey unto, **Michael S Bligh, Trustee of the Negrete-Ramirez Revocable Living Trust,** all of their interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being known as Lot 224, 1st Revision, Asheford Crossing, Section 2, a Planned Unit Development, of record in Book 9700, Page 171, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to grantee by Warranty Deed date 01/26/07 at Instrument No. 20070206-0015601 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 1st day of October, 2010.

Antonio Negrete Ramirez
**Antonio Negrete-Ramirez**

Adriana Zamora Lopez
**Adriana Zamora-Lopez**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2010, before me, NATALIE J. MEADOR, personally appeared, **Antonio Negrete-Ramirez and Adriana Zamora-Lopez**, to me personally known (or proved to me on the basis of Satisfactory Evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2010.

My commission expires: 5/20/14 Natalie J. Meador (seal)
Notary Public

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed before me this 1st day of October, 2010.

My commission expires: 5/20/14 Natalie J. Meador (seal)
Notary Public

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

PROPERTY ADDRESS: 5804 Murphywood Crossing, Antioch, TN 37013
PROPERTY OWNER: , **Michael S Bligh, Trustee of the Negrete-Ramirez Revocable Living Trust**
OWNER'S ADDRESS: 5804 Murphywood Crossing, Antioch, TN 37013
MAIL TAX BILLS TO: Owner At Property Address

# Certificate of Trust Existence and Authority

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being first duly sworn, certifies as follows:

He/she/they is/are the Settlor(s) of the **Michael S. Bligh, Trustee of the Negrete-Ramirez Revocable Living Trust** under a trust agreement dated 15th day of September 2010 which was the date of its execution.

2. The Settlor's address is: **5804 Murphywood Xing, Antioch TN 37013**

3. The name(s) and address(es) of all persons who are now trustees are as follows:

Michael S. Bligh 392 Harding Place Ste 250, Nashville, TN 37211

4. The name(s) and address(es) of all persons and successor trustees who are not now trustees of the trust are as follows:

Eunice Chavez 109 Hide A Way Drive Nashville TN 37217
Patricia Gutierrez 4928 Linbar Drive, Suite 201, Nashville TN 37211

5. The trust affect real property **legally described** as:

*Land in Davidson County, Tennessee, being known as Lot 224, First Revision, Asheford Crossing, Section Two, a Planned Unit Development, of record in Book 9700, Page 171, to which plat reference is hereby made for a more complete description. Being the same property conveyed to Preston McAfee and wife, Jennifer R. McAfee by deed from Beazer Homes, Inc D/B/A Phillips Builders of record in Book 10405, Page 574, Register's Office of said County.*

6. The trust, in its current form, provides in pertinent part as follows:

POWERS OF THE TRUSTEE

The Trustee shall have the powers to provide in the Estates and Protected Individuals Code (EPIC), as amended (1998 PA 386, MCL 700.1101, et seq.), including the right to renounce or disclaim any interest on behalf of the Trust, which the Settlor(s) incorporates by reference as EPIC exists on the date of this Trust, except as other provisions of this Trust specifically provide to the contrary. The Trustee may exercise any power or take any action which a prudent person would do or perform during trust administration without court or other authorization, including, but not limited to:

The power to sell, exchange, give options upon, partition, lease, mortgage, pledge or convey any real or personal property in the Trust upon such terms as the Trustee determines to be appropriate.

GOVERNING LAW

The governing law provision of the trust, in its current form, provides in pertinent part as follow: TN law shall govern the administration and interpretation of this Trust.

7. The trust agreement is revocable and may be revoked or amended with regard to the provisions described in this certificate of trust existence and authority as follows:

This Trust Agreement contains the entire understanding between the parties and may be amended, revoked or terminated only by a written agreement signed by the Trustee and the Settlors or their designees.

Trust Irrevocable on Death of Settlor(s): On the death of the Settlor(s), this Trust shall be irrevocable.

8. Manner of Taking Title to the Trust Property. Assets transferred into this trust shall be titled to Michael S. Bligh, Trustee of the Negrete-Ramirez Revocable Living Trust.

9. The agreement creating the trust, as amended, remains in full force and effect.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this, the 15 day of 9, 2010

Antonio Negrete Ramirez
Settlor, Antonio Negrete-Ramirez

Adriana Zamora Lopez
Settlor Adriana Zamora-Lopez

Trustee
Trustee, Michael S. Bligh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Antonio Negrete-Ramirez Adriana Zamora-Lopezand Michael S. Bligh, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 15th day of SEPTEMBER, 2010.

Natalie J Meador
Notary Public

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

My Commission Expires: 5/20/14

Prepared by & After recording return to:

Michael S. Bligh, Attorney At Law
392 Harding Place Ste 250
Nashville TN 37211