BILL GARRETT, Davidson County
Trans:T20110010002 DEEDQC
Recvd: 02/17/11 10:09 3 pgs
Fees:22.00 Taxes:0.00
20110217-0013489

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

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

Address New Owner as Follows:
Maria Katz
10401 SW 121 Street
Miami, FL 33176

Send Tax Bills To:
SAME

Map-Parcel:
062020A244CO

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 adding his wife, **Maria Mora Katz,** to the title in order to create a tenancy by the entirety; **Richard Katz**, Grantor, does hereby quitclaim and convey his interest unto Russell J. McCann, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

> Being Lot No. 236 on the plan of the Final Plat of River Trace Estates, Phase 1, Sections 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

> Being the same property conveyed to Richard Katz, a married man, by Warranty Deed, from Karam B. Hanna and Eman W. Tadraus, husband and wife, of record in Instrument No. 20070305-0026308, dated February 28, 2007, 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 February 4, 2011.

Richard Katz

And now, I, the said Russell J. McCann, Trustee for the express purpose of carrying the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Richard Katz and wife, Maria Mora Katz**, the same property herein above 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 11th day of February, 2011.

Russell J. McCann, Trustee

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Katz, 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 4th day of February, 2011.

EDWARD D WATSON
Notary Public
State of Florida
Commission # DD 897319
My Comm. Expires Jun 8, 2013
Bonded through National Notary Assn.

Notary Public
My Commission Expires:

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. 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 11th day of February, 2011.

Notary Public
My Commission Expires: 4-23-12

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Ashley S. Heath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF February, 2011.

Notary Public
My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.