THIS INSTRUMENT
PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Melissa Hooker
AFFIANT

ADDRESS OF NEW OWNER:
Juan & Juana Hernandez
4712 Packard Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 2 day of May, 2011.

A. Scott Hubbard
NOTARY PUBLIC
My Commission Expires: 2-19-14

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map: 148-14-0
Parcel: 89

BILL GARRETT, Davidson County
Trans:T20110028646 DEEDQC
Recvd: 05/13/11 09:51 2 pgs
Fees:17.00 Taxes:0.00
20110513-0036770

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, **Juan Antonio Hernandez,** Grantor, do hereby quitclaim and convey his interest unto A. Scott Hubbard, Trustee, Grantee, for the express purpose of making a re-conveyance in order to create a tenancy by the entirety, the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Blanchard Heights, of record in Plat Book 2663, pages 62 and 63, 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 Juan Antonio Hernandez, by Quitclaim Deed, from Hector A. Rogel and wife, Mirta L. Espana, of record in Instrument No. 20010424-0040727, Dated April 24, 2001, 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 2 day of 5 mayo, 2011.

Juan Antonio Hernandez

And now, I, the said A. Scott Hubbard, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Juan Antonio Hernandez and wife, Juana Elsa Hernandez,** 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 2 day of May, 2011.

A. Scott Hubbard

A. Scott Hubbard, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juan Antonio Hernandez**, 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 2 day of May, 2011.

Ashley S. Heath

Notary Public

My Commission Expires: March 18, 2014

ASHLEY S. HEATH
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, A. Scott Hubbard, Trustee, 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 2 day of May, 2011.

Ashley S. Heath

Notary Public

My Commission Expires: March 18, 2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY