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3876848

This instrument prepared by:
First American Title

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Davidson County	DEEDQC
Recvd: 11/17/11 12:48	6 pgs
Fees:32.00 Taxes:0.00	
20111117-0090028	

File No.: **9904-3876848**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the **Tenth day of November, 2011**, by and between **Sharon Rivera, (who acquired title as Sharon Hughes)**, a **no vesting**, party of the first part, and **Reynaldo Rivera and Sharon Rivera**, as **husband and wife as joint tenants**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Madison**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Warranty** Deed of record in:
Book **11662**, Page No. **621** or Instrument No.: **0635939** in said Registor's office.

X The property is improved with an address of: **525 Nawakwa Trail, Madison, Tennessee 37115**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Sharon Rivera

Sharon Rivera

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Gene Turner **Notary Public, Sharon Rivera**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this **Tenth day of November, 2011.**

Notary Public

My Commission Expires: 1-6-15

GENE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

1-6-15

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

Sharon Rivera
Affiant

Subscribed and sworn to before me this the **Tenth day of November, 2011.**

Notary Public

My Commission Expires: 1-6-15

GENE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

1-6-15

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
05313003300

NAME AND ADDRESS OF A PROPERTY OWNER:
Reynaldo and Sharon Rivera
525 Nawakwa Trail
Madison, TN 37115

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
First Internet Bank of Indiana
9200 Keystone Crossing, #800
Indianapolis, IN 46240

EXHIBIT 'A'

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Tract 17 on the Map of Nawakwa Hills Annex, being a subdivision of Kennedy & Grave's Baine Tract, in the 11st Civil District of Davidson County, Tennessee, as per survey and made made by Erie Drake, County Surveyor, March 1, 1932, said plan recorded and being more particularly described as follows, to wit: Beginning at a point in Nawakwa Trail and the Southerly line of 184 acre tract, being the northeast corner of the tract herein conveyed; thence south 31 deg. 20' east 17 feet to a point, the southerly margin of Nawakwa Trail as widened; thence continuing south 31 deg. 20' east 1066 feet to a stake; thence south 67 1/4 deg. west 203.1 feet to a point, being the southwest corner of said tract; thence north 31 deg. 20' west 1064.4 feet to a point in the southerly margin of Nawakwa Trail as widened; thence continuing north 31 deg. 20' west 17 feet to a point in Nawakwa Trail; North 66 3/4 deg. east 2031 feet to the point of beginning, containing 5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following description which was conveyed to Harold D. Woosley and wife, Nancy C. Woosley by deed of record in Book 4793, Page 38, Register's Office for Davidson County, Tennessee, described to-wit:

Land in Davidson County, Tennessee, described according to a survey dated February 7, 1974, made by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at an iron pin, same being the southwesterly corner of the property conveyed to Gale M. Woods and wife, by deed of record in Book 4032, Page 178, Register's Office for Davidson County, and being the southwesterly corner of the property herein described; thence North 32° 14' West 349.45 feet to an iron pin, corner to the remaining lands of said Woods; thence with said Woods, North 67° 17' East 202.5 feet to an iron pin, corner to said Woods; thence South 32° 20' East 349.45 feet to an iron pin; thence South 67° 15' West 203.1 feet to the beginning, containing 1.60 acres, more or less; and

BEING the same property conveyed to Alan Hughes and wife, Sharon Hughes, by Deed dated August 27, 1999 and recorded September 15, 1999, of record in Book 11662, Page 621, in the Office of the Register of Deeds of Davidson County, Tennessee; and

THEREAFTER, Alan Hughes died on August 28, 2004 and all of his right, title, and interest in and to the subject property was vested in Sharon Hughes, his surviving spouse.

Tennessee Oath of Consideration

State of Tennessee

County of DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00

Sharon Rivera

Sharon Rivera

Subscribed and sworn to before me

this the 10 Day of Nov 2011

Notary

GENE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

1-6-15

True Copy Certification

I, Javier Rosales, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Orange

James E Sherman

Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Javier Rosales

Notary's Signature

My Commission Expires: April 8 2014

Notary' Seal (if on paper)

JAMES E. SHERMAN
Commission # 1883919
Notary Public - California
Orange County
My Comm. Expires Apr 8, 2014