BILL GARRETT, Davidson County
Trans:T20120024004 DEEDQC
Recvd: 04/03/12 10:39 2 pgs
Fees:12.00 Taxes:0.00
20120403-0028056

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Melissa Hoter
AFFIANT

Subscribed and sworn to before me this 30th day of March, 2012.

Alicia R. Ham
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires: 9-23-13

Address New Owners as Follows: Hector Perez, 701 Kelsey Court, Antioch, TN 37013

Send Tax Bills To: New Owner

Map-Parcel: 173-11-0-A-069.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Silvia Hernandez,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Hector Perez,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Two, Stanford Village, of record in Instrument No. 20010226-0017614, 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 Hector Perez and Silvia Hernandez, husband and wife, by Warranty Deed, from Melanie Smith and Joseph Smith, her husband, of record in Instrument No. 20120403-0028054 Register's Office for Davidson County, Tennessee.

Property known as 701 Kelsey Court, Antioch, TN 37013

Said property is conveyed subject to such restrictions, encumbrances, and limitations 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.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 30 day of March, 2012.

Silvia Hernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Silvia Hernandez, 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, at office, this 30 day of March, 2012.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013