BILL GARRETT, Davidson County
Trans:T20120052543 DEEDQC
Recvd: 07/17/12 11:03 2 pgs
Fees:12.00 Taxes:0.00
20120717-0062780

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, Fl 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Ruth Perez & Jonathan Myers
1703 Long Avenue
Nashville, TN 37206

Property Tax ID#: 09402004700
File #: DFS-SS24091-AB

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, RUTH PEREZ, a married woman, who acquired title as unmarried, herein joined by her spouse JONATHAN MYERS, as Grantors, and RUTH PEREZ and JONATHAN MYERS, wife and husband, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING THE WESTERLY 35.0 FEET OF LOT NO.174 AND THE EASTERLY 15.0 FEET OF LOT NO.175, ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOTS NOS. 174 AND 175 FRONT TOGETHER 50.00 FEET ON THE NORTHERLY SIDE OF LONG AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 150.0 FEET TO AN ALLEY.

PARCEL ID: 09402004700
COMMONLY KNOWN AS: 1703 Long Avenue, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the source of the Borrower's interest in the foregoing described property was a WARRANTY DEED recorded under instrument No. 20050111-0004039 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the date first above written.

Lura Brady
Witness

RUTH PEREZ

Lura Brady
Printed Name

Witness

JONATHAN MYERS

Printed Name

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, RUTH PEREZ and JONATHAN MYERS, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence), and whom acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 5th day of July, 2012.

Lura Brady
Notary Public
My Commission Expires 7-30-14

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

Affiant's Name

Subscribed and sworn to before me this the 5th day of July, 2012.

Lura Brady
Notary
My Commission expires: 7-30-14

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by grantors/grantee and /or their agents; no boundary survey was made at the time of this conveyance.