Address of New Owner:
Joyce Hernandez
8720 Windsor Lake Blvd, Apt 621
Columbia, SC 29223

Record & Return to and
This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John Rice Blvd., Suite C
Murfreesboro, TN 37129

Send Tax Statements To:
Joyce Hernandez
8720 Windsor Lake Blvd, Apt 621
Columbia, SC 29223

From Information Furnished By
The Parties

Map & Parcel: 176-01-OA-030.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Michael McClain, married**, has/have this day bargained and sold and hereby conveys and quitclaims unto **Joyce Hernandez,** her heirs and assigns, forever, all of their right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 30, on the Plan of The Estates of Hickory Woods of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Michael McClain, by Quitclaim Deed from Joyce Hernandez, dated March 11, 2008, appearing of record in Instrument no. 20080320-0028394, of the Register's Office of Davidson County, Tennessee. For further source of title see Special Warranty Deed of record in Instrument No. 20080305-0021869, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 14th day of June, 2013.

Michael McClain

Julie McClain

BILL GARRETT, Davidson County
Trans:T20130051095 DEEDQC
Recvd: 06/18/13 10:38 2 pgs
Fees:12.00 Taxes:0.00
20130618-0062041

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Michael McClain and Julie McClain the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this 14th day of June, 2013.

NOTARY PUBLIC
My Commission Expires: 8/20/13

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me,
this 14th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 8/20/13

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY