THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County	DEEDQC
Recvd: 05/15/14 08:17	2 pgs
Fees:12.00 Taxes:0.00	
20140515-0041549	

Address New Owner(s)
Send Tax Bills to:
Roberto Hernandez
922 Marina Street
Nashville, TN 37206

Map & Parcel No: 82-12-O Parcel 178

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Secundino Hernandez** ("Grantor") do hereby quitclaim and convey unto **Roberto Hernandez** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 59 on the Map of Neil S. Brown's Addition to Edgefield, now East Nashville, of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to ROBERTO HERNANDEZ AND SECUNDINO HERNANDEZ, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP from JOHN G. COLLEY AND JOSEPHINE LYNN COLLEY BRANDAU by Warranty Deed on March 6, 2001, of record in Instrument Number 20010307-0021521, Register's Office for Davidson County, Tennessee.

This is improved property known as **922 Marina Street, Nashville, TN 37206.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of MAY, **2014.**

Secundino Hernandez

Secundino Hernandez

STATE OF CALIFORNIA COUNTY OF MONTEREY

Personally appeared before me, SECUNDINO HERNANDEZ, a Notary Public in and for said state and county, **Secundino Hernandez**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 06 day of MAY, **2014**

NOTARY PUBLIC

My Commission Expires: 02/27/2018

GLADYS JIMENEZ ALEGRE
COMM. #2056375
Notary Public-California
County of Monterey
My Comm. Exp. FEBRUARY 27, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$00.00.**

AFFIANT

Subscribed and sworn to before me, this 6th day of May, 2014.

NOTARY PUBLIC My Commission Expires: 11-6-17

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE