Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1432

QUITCLAIM DEED

FOR AND IN CONSIDERATION of good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maria Araceli Herrera Hernandez, unmarried,** hereinafter called the **Grantor,** by these presents does hereby quitclaim unto **Agustin Herrera Lozada,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The Land in Davidson County, Tennessee, being Lot No.6 on the map or N.R. Roberts property, described according to a survey thereof made February 11, 1949, by S.E. Davis, surveyor, as follows:

Beginning at a point in the southerly margin of Antioch Pike, said point being 691.98 feet westerly from the common corner of the Jones and Robert property and being the northeast corner of the said Lot No. 6 on the map of the Roberts property, according to said survey by S.E. Davis; thence southerly 180 feet, to an iron pin, thence at right angles westerly 60 feet to an iron pin; thence northerly along a line parallel with the easterly line of said lot, more or less to a point in the southerly margin of Antioch Pike; thence easterly along the southerly margin of said Pike, 60 feet to the point of beginning.

Included therein but expressly excluded from this conveyance is the following described property which was conveyed to the State of Tennessee by deed from A.E. Templeton of record in Book 2864, Page 75, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the south margin of Antioch Pike where the lands of Templeton and Nolan Stafford corner and runs with the south margin of Antioch Pike North 74 deg. West 60 feet to a point in the boundary line between the land of Templeton and H.C. Bates; thence with said boundary line South 16 deg. West 12 feet to a point; thence South 74 deg. East 60 feet to a point in the boundary line between the land of Templeton and Stafford said point being 40 feet right of center line Station 2 plus 13 of Antioch Pike; thence with said boundary line North 16 deg. East 12 feet to the point of beginning.

Being the same property conveyed to Maria Araceli Herrera Hernandez by Warranty Deed dated November 8, 2012, and recorded as Instrument No. 20121119-0106665, said Register's Office.

The property conveyed herein is subject to matters shown on the referenced survey, and to applicable easements and restrictions of record, and Property Taxes for the past and current years.

This is improved property, known as: 1055 Antioch Pike, Nashville TN, 37013.

WITNESS THE EXECUTION HEREOF this 14 day of May, 2014.

X Maria Araceli Herrera Hernandez.
Maria Araceli Herrera Hernandez

BILL GARRETT, Davidson County
Trans:T20140035507 DEEDQC
Recvd: 05/21/14 12:25 2 pgs
Fees:12.00 Taxes:0.00
20140521-0043813

State of Tennessee)
County of Davidson)

On this 14 day of May, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Maria Araceli Herrera Hernandez,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0

X Maria Araceli Herrera Hernandez.
Affiant

Sworn and subscribed before me on this the 14 day of May, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Agustin Herrera Lozada 1055 Antioch Pike Nashville, TN 37013	SAME	133-8-33