Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20140085451 DEEDQC
Recvd: 11/12/14 16:08 3 pgs
Fees:17.00 Taxes:0.00
20141112-0104572

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Salvador Ramirez, Trustee,
Revocable Living Trust Agreement
of Salvador Ramirez
900 Cardigan Drive
Smyrna, TN 37167

Send Tax Bills To:
Same

Map and Parcel No.
93-10-434.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Salvador Ramirez**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Salvador Ramirez, Trustee, Salvador Ramirez Revocable Living Trust Agreement dated November 5, 2014** ("Grantee"), all of his one-third (1/3) interest as tenant in common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT ONE: Being the northerly 20 feet of the easterly part of Lot No. 47 on the University Plan of Lots called College Campus Plan, not of record and described as follows: Beginning on the present easterly line of Fourth Avenue, South, formerly Cherry Street, 131 feet northerly from the northerly margin of Peabody Street, being the present corner of Lots Nos. 47 and 48 and being the southwest corner of the Early or Ewing lots thence with the southerly margin of said lot easterly 143.56 feet, more or less, to the westerly margin of Hume or Thomas Street; thence with the westerly margin of said street, southerly 20 feet to Mrs. Bettie C. NoWell's northeast corner; thence with her northerly line westerly 143.56 feet, more or less to the easterly margin of 4th Avenue South; thence with the easterly margin of said Avenue northerly 20 feet to the beginning.

The southerly line of said lot conveyed herein extends through the center of the brick partition wall separating the said vacant lot from the house next adjoining to the south, and this deed conveys to the Grantees one-half of said partition wall.

TRACT TWO: Land in Davidson County, Tennessee, described according to survey by Jesse E. Walker, Tennessee registered Land Surveyor No. 1486, dated April 19, 1987, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Almond Street, said iron pin being 181.00 feet +- south of the intersection of the westerly margin of Almond Street and the southerly margin of Franklin Street, thence with the westerly margin of Almond Street S 26° 58' 49" E 95.00 feet to a point; thence leaving the westerly margin of Almond Street S 62° 55' 34" W 143.97 feet to a point in the easterly margin of 4th Avenue South; thence with the easterly margin of 4th Avenue

South N 26° 58' 49" W 95.00 feet to a point; thence leaving the easterly margin of 4th Avenue South N 62° 55' 34" E 143.97 feet to an iron pin, the point of beginning.

EXCLUDED from this conveyance is any portion of the above property as may lie within any public right-of-way.

Being a portion of the same property conveyed to **Carlos Hernandez, Lourdes Maria Barajas, and Salvador Ramirez** as equal tenants in common, by Cash Warranty Deed from **Jai Kun Kang** and wife, **Kee Seon Kang** dated September 8, 2003, of record in Instrument Number 20030915-0135198, Register's Office for Davidson County, Tennessee.

This is improved property known as: **416 4th Ave S., Nashville, TN 37201**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 5th day of November, 2014.

Salvador Ramirez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Salvador Ramirez**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2014.

Notary Public

My Commission Expires: 11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of November, 2014.

Notary Public

My Commission Expires: 11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY