BILL GARRETT, Davidson County
Trans:T20170022181 DEEDQC
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Fees:12.00 Taxes:0.00

20170315-0025436

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
KARLHA RAMON
201 Cude Lane
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
034 - 02 - 0 - 037.00

QUITCLAIM DEED

This instrument is made and entered into this the 10th day of March, 2017, by and between **RAUL SAMUEL HERNANDEZ aka RAUL SAMUEL HERNANDEZ CARPIETTE,** GRANTOR and **KARLHA RAMON (formerly ARLHA HERNANDEZ),** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, her heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee being more particularly described as follows:

BEGINNING at a concrete monument in the Northeasterly margin of Cude Lane, said monument being at the North front corner of Lot No. 41 on the plan of Shepherd Hills, Section II, of record in Book 2900, Page 12, Register's Office for Davidson County, Tennessee, thence along the margin of Cude's Lane, Northwesterly 72.55 feet to an iron pin; thence; North 56° East 223.5 feet to an iron pin in the Southerly line of Lot No. 10 of Shepherds Hills, Section 1, of record in Book 2331, Page 46, said Register's Office; thence along the line of Lots Nos. 10 and 11 in said subdivision, South 46° 01 minutes East 112.6 feet to a concrete monument at the Northeast corner of Lot No. 41 above referenced; thence with the line of said lot, South 63° 39 minutes West 250.7 feet to the point of beginning. Description taken from prior deed.

This description resulted from a survey dated April 21, 1964, prepared by T.R. Sanford.

Being the same property conveyed to Raul Samuel Hernandez Carpiette and Karlha Hernandez by Warranty Deed from Renasant Bank, recorded on December 16, 2010 in Instrument No. 20101216-0100035, Register's Office for Davidson County, Tennessee. Raul Samuel Hernandez Carpiette and Raul Samuel Hernandez being one and the same person. Karlha Hernandez and Karlha Ramon being one and the same person.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 201 Cude Lane, Madison, Tennessee 37115.

Executed on the date first above written.

Raul S Hernandez

RAUL SAMUEL HERNANDEZ

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county and state, Raul Samuel Hernandez, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 10 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 10 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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