This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDQC
Recvd: 08/30/17 11:16 4 pgs
Fees:22.00 Taxes:0.00
20170830-0089188

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 23rd day of Aug, 2017

Notary Public

My Commission expires 3/13/21

NAME AND ADDRESS OF PROPERTY OWNER:
Eliazar Hernandez Barrios & Mary L. Scruggs Hernandez
4024 Ashland City Highway
Nashville, TN 37218

SEND TAX BILLS TO:
Eliazar Hernandez Barrios & Mary L. Scruggs Hernandez
4024 Ashland City Highway
Nashville, TN 37218
MAP AND PARCEL NUMBER: 06911004300

QUITCLAIM DEED

17NT00240

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

MARY L. HERNANDEZ AND REBECCA SCRUGGS

By these presents do remise, release and **QUITCLAIM** unto

MARY L. SCRUGGS HERNANDEZ AND ELIAZAR HERNANDEZ BARRIOS, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A TRACT ON PARCEL OF LAND LOCATED IN THE 13TH FORMERLY 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY T.R. SANFORD, SURVEYOR, JANUARY 7, 1955, AS FOLLOWS:
BEGINNING AT A SPIKE IN THE CENTER LINE OF HYDES FERRY TURNPIKE AT THE NORTHWEST CORNER OF THE MOUTH OF A 20 FOOT ROADWAY, FORMERLY THE NORTHWEST CORNER OF THE COLORADO SCHOOL HOUSE PROPERTY; THENCE NORTH 42 DEGREES 25 MINUTES EAST 318.8 FEET TO AN IRON PIN IN A FENCE LINE; THENCE NORTH 47 DEGREES WEST 172 FEET TO AN ION PIN IN THE EAST LINE OF M.D. KENNEDY; FORMERLY PROPERTY BELONGING TO COCKRILL FINEGAN REALTY COMPANY; THENCE ALONG A FENCE LINE SOUTH 42 DEGREES 07 MINUTES WEST 318.8 FEET TO A SPIKE IN THE CENTER LINE OF HYDES FERRY TURNPIKE; THENCE WITH THE CENTER LINE OF SAID PIKE SOUTH 47 DEGREES EAST 170 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY L. SCRUGGS HERNANDEZ AND ELIAZAR HERNANDEZ BARRIOS, WIFE AND HUSBAND BY QUIT CLAIM DEED MARY L. HERNANDEZ AND REBECCA SCRUGGS FROM AS RECORDED _____ IN BOOK____ PAGE____.

BEING THE SAME PROPERTY CONVEYED TO MARY L. HERNANDEZ AND REBECCA SCRUGGS BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION AS RECORDED 12-19-11 AS INSTRUMENT NO. 20111219-0098613.

This is improved property commonly known as 4024 Ashland City Hwy., Nashville, TN 37218.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of Aug, 2017.

Mary L. Hernandez a.k.a. Mary L. Scruggs Hernandez

Mary L. Hernandez aka Mary L. Scruggs Hernandez

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary L. Hernandez aka Mary L. Scruggs Hernandez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of Aug, 2017.

Notary Public

My Commission expires: 3 / 10 / 19.

GID VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rebecca Scruggs

Rebecca Scruggs

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rebecca Scruggs,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of Aug, 2017.

Notary Public

My Commission expires: 3 / 10 / 19.

GID VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Eliazar Hernandez Barrios

Eliazar Hernandez Barrios

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Eliazar Hernandez Barrios,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of Aug, 2017.

Notary Public

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 3 / 10 / 19.

Mary L. Scruggs Hernandez

Mary L. Scruggs Hernandez

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary L. Scruggs Hernandez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of Aug, 2017.

Notary Public

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 3 / 10 / 19.

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY