QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that I, **NELSON J. HERNANDEZ, AN UNMARRIED MAN,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **NELSON J. HERNANDEZ, AN UNMARRIED MAN AND DANIA C. MADRID, AN UNMARRIED WOMAN,** all my rights, title, and interest including, but not limited to their marital interest in and to the following described real estate, located in **DAVIDSON,** Tennessee, described as follows:

Being all of Lot No. 31, on the plan of Vista, according to plat and survey appearing of record in Instrument No. 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Cornerstone Land Company, a Tennessee general partnership, dated February 26, 2015, appearing of record in Instrument Number 20150311-0020898, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20170127-0009079; Easement for Sanitary Sewer of record in Book 7573, page 147; Agreement for Sanitary Sewer and/or Storm Drainage of record in Book 7492, page 486; Memorandum of Lease of record in Book 10792, page 432, and amended in Instrument No. 20100113-0003170; Assignment and Assumption Agreements of record in Book 11520, page 638, and in Book 11520, page 653; Stormwater Detention Agreement of record in Instrument No. 20140811-0072016; and to any and all matters shown on said plat and survey of record in Instrument No. 20170203-0011914; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

IN TESTIMONY WHEREOF his/her has (we) hereunto set his/her hand(s) and seal(s) this 28th day of December, 2017.

Bill Garrett Davidson County
Batch# 44207 DEEDQC
01/04/2018 09:44:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180104-0001229

Nelson J Hernandez
NELSON J. HERNANDEZ

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

On the **28th day of December, 2017,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **NELSON J. HERNANDEZ,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 28th day of December, 2017.

My Commission Expires: 11/20/2021

Amanda M Clark
Notary Public

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD

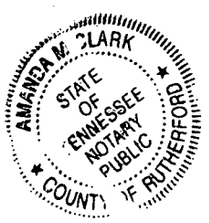
The actual consideration for this transfer is –0-

Lindsay W. Walker
Affiant

Sworn and subscribed to me this 28th day of December, 2017.

My Commission Expires: 11/20/2021

Amanda M Clark
Notary Public



This information was provided solely by the parties
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 15, Murfreesboro, TN 37129

Return To

Map/Parcel: 49-14-A/31CO

Name and Address of New Owner/Send Tax Bills To:
NELSON J. HERNANDEZ AND DANIA C. MADRID
6224 DEL SOL DRIVE
WHITES CREEK, TN 37189