Bill Garrett Davidson County
DEEDQC
Batch# 74279 4 pgs
03/28/2018 09:33:30 AM
Fees: $22.00 Taxes: $0.00
20180328-0028813

Prepared By:

MARC K. HERBERT, ESQ.
190 Sierra Court, Suite B-3
Palmdale, CA 93550

After Recording, Please Return to:

Eduardo Hernandez and Rocio Hernandez
1157 Cheetah Way
Palmdale, CA 93551

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, **That for and in consideration of the sum of Ten Dollars ($10.00), in hand paid to ROCIO HERNANDEZ and EDUARDO HERNANDEZ, holding title as HUSBAND AND WIFE and residing at 1157 CHEETAH WAY, City of PALMDALE, State of CALIFORNIA, (hereinafter known as Grantor(s)), hereby remise, release and forever quit-claim to ROCIO HERNANDEZ and EDUARDO HERNANDEZ, holding title as TRUSTEES OF THE EDUARDO AND ROCIO HERNANDEZ LIVING TRUST (Sept 21, 2017) and residing at 1157 CHEETAH WAY, City of PALMDALE, State of CALIFORNIA, (hereinafter known as Grantee(s) all the right, title, interest, and claim in or to the following described real property located in DAVIDSON County, Tennessee, to wit:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS : 2504 NASHBORO BLVD., NASHVILLE, TN 37217

THIS TRANSFER INVOLVES A REVOCABLE TRUST

MAP AND PARCEL NUMBER: 135-12-0E-027.00.

In Witness Whereof, the said Grantor(s) has/have signed and sealed these presents the day and year written.

Signed, sealed, and delivered in the presence of:

Rocio Hernandez — 10-25-2017.

Signature of First Grantor — **Date**

Rocio Hernandez.

Printed Name

[signature] — 10-25-17

Signature of Second Grantor (if any) — **Date**

Eduardo Hernandez

Printed Name

MAIL TAX STATEMENTS TO:

Eduardo Hernandez and Rocio Hernandez, Trustees
1157 Cheetah Way
Palmdale, CA 93551

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On October 25, 2017 before me, E. Walton, Notary Public
(insert name and title of the officer)

personally appeared Rocio Hernandez & Eduardo Hernandez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E. WALTON
COMM. #2220428
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires NOV. 2, 2021

Signature E. Walton (Seal)

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 286, AS SHOWN ON A PLAT OF NASHBORO VILLAGE AT FAIRWAY POINTE PHASE PNE, TRACT 21, OF RECORDED BOOK 4600, PAGE 159, AMENDED IN INSTRUMENT NUMBER 20031118-0188332, AND AS NOW INCLUDED IN THE HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENTS, NASHBORO-FAIRWAY POINTE OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROCIO HERNANDEZ AND HUSBAND, EDUARDO HERNANDEZ, HUSBAND AND WIFE, BY DEED FROM STATE TITLE, INC, A TENNESSEE CORPORATION, DATED OCTOBER 31, 2006, AND OF RECORD IN INSTRUMENT 20061106-0138097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4660, Page 159, and amended in Instrument Number 20031116-0168332, Register's Office for Davidson County, Tennessee.
3) Property is subject to a Horizontal Property Regime of Nashboro Village at Fairway Pointe, Phase One, Tract 21, of record in Book 4600, Page 159, and amended in Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee, and the By-Laws, appended thereto in Book 11703, Page 560, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 11703, Page 521, Tract 21 Annexation of record in Instrument Number 20031116-0168332, and HOA Charter of record in Book 11703, Page 518, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 11703, Page 521, and Tract 21 Annexation in Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for common areas granted to Fairway Pointe HOA of record in Instrument Number 20021211-0152724, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2504 Nashboro Blvd., Nashville, TN 37217