Ref.

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 122276 DEEDQC
07/30/2018 12:34:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180730-0074094

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Carmen Hernandez 1603 Monticello Avenue Madison, TN. 37115	Same	034-05 066-00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Jose Natividad Hernandez, unmarried,** by these presents does hereby quitclaim and convey unto **Carmen Hernandez, unmarried,** and her successors and assigns, all his right, title and interest in and to the following described tract of land:

BEING TWO TRACTS OR PARCELS OF LAND located in Davidson County, Tennessee described as follows:

TRACT 1: BEING a part of Lot No. 38 on the Map of Bransford Realty company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Monticello Avenue, said point being 275 feet south from the center line of Alta Loma Road; thence in a southerly direction with center line of said Monticello Avenue, 150 feet to a point; thence South 80 deg. East 188 feet, more or less, to the southwest corner of the property conveyed to Raymond Trammel and wife, Twanda Trammel, by deed from George P. Howell, et al, of record in Book 2693, page 353, Register's Office for said County; thence along said Trammel's westerly line in a northerly direction 150 feet to a point; thence westerly 188 feet, more or less, to the center of Monticello Avenue and the point of beginning.

TRACT II: BEING a part of Lot No. 38 on the Plan of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described as follows:

BEGINNING on the western boundary line of the property conveyed to Horace L. Garrett and wife, by deed from George P. Howell and William H. Howell, of record in Book 2600, page 567, Register's Office for said County, said point being 290 feet south of the center line of Alta Loma Road, thence with said Garrett's westerly line, southerly 135 feet; thence westerly 73 feet to the southeast corner of the property conveyed to James C. Ferguson and wife, by deed from Jack Bond and wife, of record in Book 2598, page 623, said Register's Office; thence with said Ferguson's easterly line, northerly 135 feet; thence easterly 73 feet to the beginning.

BEING the same property conveyed to Lorena Hernandez and Jose N. Hernandez by deed of record in Instrument No. 20020611-0071118, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

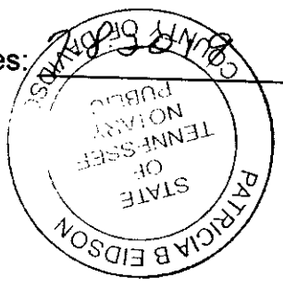
The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Court Order in a pending divorce action styled CARMEN HERNANDEZ VS. JOSE NATIVIDAD HERNANDEZ, Civil Action No. 18D629, Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Carmen Hernandez
AFFIANT

Sworn to and subscribed before me, this the 27th day of March, 2018.

Patricia B Eidson
Notary Public

My Commission Expires: 7-28-22



Witness my hand this 28th day of March 2018, the bargaining party, having caused my name to be signed hereto on said day and date.

J. Natividad Hernandez

JOSE NATIVIDAD HERNANDEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B Eidson, a Notary Public in and for said County and State, **JOSE NATIVIDAD 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 official seal at Goodlettsville this the 28th day of March 2018.

Patricia B Eidson

NOTARY PUBLIC

My Commission Expires: 8

PATRICIA B EIDSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.