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# 130922 DEEDQC
08/20/2018 12:03:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180820-0082273

QUITCLAIM DEED

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

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.

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Lorena Hernandez, unmarried,** by these presents does hereby quitclaim and convey unto **Carmen Hernandez, unmarried,** and her successors and assigns, all her 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 actual consideration or value whichever is greater, for this transfer is $0

AFFIANT

Sworn to and subscribed before me, this the 25th day of May, 2018.

Notary Public

My Commission Expires

Witness my hand this 25th day of May, 2018, the bargaining party, having caused my name to be signed hereto on said day and date.

LORENA HERNANDEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B Eidson, a Notary Public in and for said County and State, **LORENA 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 TN this the 25th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 2019