**Prepared by:**
**Gordon Law Group, PLC**
**P.O. Box 332048**
**Nashville, TN 37203**

Karen Johnson Davidson County
Batch# 192820 DEEDQC
02/07/2019 10:04:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190207-0011776

**STATE OF** OKLAHOMA
**COUNTY OF** TULSA

DAVID A. CARPENTER NOTARY PUBLIC TULSA COUNTY #02019737 STATE OF OKLAHOMA

**The actual consideration or value, whichever is greater, for this transfer is $1.**

Carlos Hernandez
**Affiant**

**Subscribed and sworn to before me, this** 29 **day of** JANUARY, **2019.**

David A Carpenter
**Notary Public** COMMISSION EXPIRES 12-13-22.

| **Address of New Owner:** | **Send Tax Bills to:** | **Map & Parcel No.** |
|---|---|---|
| Adam Hernandez<br>208 Walnut Hill Drive<br>Nashville, Tennessee 37214 | New owner | 150-07-0-174.00 |

## QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Carlos Hernandez, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto the said **Adam Hernandez**, the entire right, title, and interest in and to the following real property, located in Davidson County, State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Donelson Meadows, of record in Plat Book 1835, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Hernandez, unmarried, and Carlos Hernandez, married, as joint tenants with right of survivorship from Arthur E. Garrett, unmarried, of record in Instrument No. 20100219-0012692, Register's Office for Davidson County, Tennessee.

This is IMPROVED PROPERTY known as 208 Walnut Hill Drive, Nashville, Tennessee 37214. This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

**THIS CONVEYANCE IS MADE SUBJECT TO** restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of JANUARY, 2019.

Carlos Hernandez
**CARLOS HERNANDEZ**
**Grantor**

Jerri J. Hernandez
**JERRI J. HERNANDEZ, spouse of CARLOS HERNANDEZ, hereby joins in this conveyance and does transfer and convey any and all interest JERRI J. HERNANDEZ may have in and to the above described tract or parcel of land.**

**STATE OF** OKLAHOMA )
**COUNTY OF** TULSA )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CARLOS HERNANDEZ and JERRI J. HERNANDEZ**, the within named bargainer(s), 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, this 29 day of JANUARY, 2019.

David A Carpenter
Notary Public

My Commission Expires DEC 13, 2022

DAVID A. CARPENTER NOTARY PUBLIC TULSA COUNTY #02019737 STATE OF OKLAHOMA