Davidson County DEEDQC
Recvd: 09/19/07 10:42 2 pgs
Fees:12.00 Taxes:0.00

20070919-0112043

PREPARED BY AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steel Frog, LLC 1024 Harpeth Valley Court Nashville, TN 37221	New Owner

TAX MAP - PARCEL NUMBERS: 142.00-0-198.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, **CARLOS CLAVERIA and RENAE CLAVERIA,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **STEEL FROG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bellevue Center, Section 4, as of record in Book 4885, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Carlos Claveria by Warranty Deed from May N. Vance and James C. Vance, her husband dated May 12, 2006 and recorded May 17, 2006 of record in Instrument Number 20060517-0057721, Register's Office for Davidson County, Tennessee.

This property commonly known as: **237 Old Hickory Blvd., Nashville, TN 37221**

WITNESS MY HAND on this the 11 day of SEP, 2007.

Carlos Claveria
CARLOS CLAVERIA

Renae Claveria
RENAE CLAVERIA

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, CARLOS CLAVERIA and RENAE CLAVERIA, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11 day of September, 2007.

My commission expires:
MY COMMISSION EXPIRES
OCTOBER 26, 2008

Notary Public (Seal)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11 day of September, 2007.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 11 day of September, 2007.

My commission expires:
MY COMMISSION EXPIRES
OCTOBER 26, 2008

Notary Public (Seal)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY