Davidson County DEEDQC
Recvd: 04/24/08 16:12 2 pgs
Fees:12.00 Taxes:0.00

20080424-0042123

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. SP45497 FILE BOX "7"

QUITCLAIM DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
EASTSIDE CAPITAL, LLC **P. O. Box 68315** **Nashville, TN 37206**	**S A M E**	**118-01-0 074.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EASTSIDE CAPITAL, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **EASTSIDE CAPITAL, LLC, as to a one-third undivided interest, MICHAEL LEE, as to a one-third undivided interest and BRANDON CHILDS, as to a one-third undivided interest**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Victoria Place, of record in Book 332, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eastside Capital, LLC by Warranty Deed from Dianne Sullivan, unmarried, and Hazel Sullivan, unmarried, of record in Instrument Number 20071017-0123150, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1405 Paris Avenue, Nashville, Tennessee 37212**

WITNESS its hand this 22 day of April, 2008.

EASTSIDE CAPITAL, LLC

By: COMEMBER
GIACHERY LIZARRAGA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared GIACHERY LIZARRAGA, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the EASTSIDE CAPITAL, LLC, a corporation, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22 day of April, 2008.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

