BILL GARRETT, Davidson County
Trans:T20110011593 DEEDQC
Recvd: 02/25/11 10:15 2 pgs
Fees:12.00 Taxes:0.00
20110225-0015509

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Jesus N. Claros	New Owner	181-01B-156.00CO
7364 Sugarloaf Drive	10433 San Anselmo Ave.	
Antioch, TN 37013	South Gate, CA 90280	

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Jesus Nelson Claros (f/k/a Nelson J. Claros)**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Jesus Nelson Claros and Vincent Joseph Hernandez**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 59 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Nelson J. Claros, unmarried, by deed dated June 13, 2006 and recorded as Instrument #20060616-0072086 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **7364 Sugarloaf Drive, Antioch, TN 37013**.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 16th day of February, 2011.

Jesus Nelson Claros (f/k/a Nelson J. Claros)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jesus Nelson Claros (f/k/a Nelson J. Claros), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of February, 2011.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 16th day of February, 2011.

Notary Public

My commission expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN