Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Davidson County DEEDQC
Recvd: 03/04/11 15:57 6 pgs
Fees:32.00 Taxes:0.00
20110304-0017660

Returned to:

DANIEL BUSCARIOLLO AND ROSANA BUSCARIOLLO
2310 ELLIOT AVENUE 501
Nashville, TN 37204

QUITCLAIM DEED

T011-003974

THIS INDENTURE, made and entered into as of the 14 day of February, 2011, by and between

DANIEL BUSCARIOLLO AND ROSANA BUSCARIOLLO, AS TO UNDIVIDED 90 PERCENT INTEREST, AND DANIELA BUSCARIOLLO, AS TO AN UNDIVIDED 10 PERCENT INTEREST

Hereinafter referred to as Grantor, and

DANIEL BUSCARIOLLO AND ROSANA BUSCARIOLLO, AS TO UNDIVIDED 100 PERCENT INTEREST

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20080207-0012626 of Davidson County, Tennessee

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

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

DANIELA BUSCARIOLLO

STATE OF Connecticut }
COUNTY OF New Haven }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DANIELA BUSCARIOLLO, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 16th day of February, 2011.

Notary Public
Commission expires:

Lucille Gambardella
Notary Public, Connecticut
My Commission Expires Sept. 30, 2013

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

N. C. LOPEZ

NELSON LOPEZ

DANIEL BUSCARIOLLO

ROSANA BUSCARIOLLO

~~DANIELA BUSCARIOLLO~~

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DANIEL BUSCARIOLLO, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 23 day of Feb, 2011.

N. C. LOPEZ
MY COMMISSION # EE 000315
EXPIRES: July 16, 2014
Bonded Thru Notary Public Underwriters

Notary Public
Commission expires: 7-16-2014

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ROSANA BUSCARIOLLO, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 23 day of Feb, 2011.

N. C. LOPEZ
MY COMMISSION # EE 000315
EXPIRES: July 16, 2014
Bonded Thru Notary Public Underwriters

Notary Public
Commission expires: 7-16-2014

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DANIELA BUSCARIOLLO, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____

VALUATION AFFIDAVIT

Our File No. ANA201102701

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Affiant Daniela Buscariollo

Subscribed and sworn to before me this 16th day of February, 2011.

Notary Public

Lucille Gambardella
Notary Public, Connecticut
My Commission Expires Sept. 30, 2013

Commission Expires _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
DANIEL BUSCARIOLLO	DANIEL BUSCARIOLLO	2310 ELLIOT AVENUE 501 NASHVILLE, TN 37204
2310 ELLIOT AVENUE 501	2310 ELLIOT AVENUE 501	MAP PARCEL NO.:
NASHVILLE, TN 37204	NASHVILLE, TN 37204	105140C029.00

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 501 ON THE PLAN OF THE PART AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS , CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS,CONDITIONS AND RESTRICTIONS OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20070604-0065994, AND FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, OF RECORD IN INSTRUMENT NO. 210070614-0071575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS.

REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE TOWNHOMES, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20070604-0065994, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS, OF RECORD IN INSTRUMENT NO. 20070604-0065994, AND FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, OF RECORD IN INSTRUMENT NO. 20070614-0071575, SAID REGISTER'S OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM HILLVIEW VILLAGE PARTNERSHIP TO DANIEL BUSCARIOLLO AND ROSANA BUSCARIOLLO, AS TO UNDIVIDED AND 90 PERCENT INTEREST, AND DANIELA BUSCARIOLLO, AS TO AN BY DEED RECORDED 02/07/2008 IN INSTRUMENT 20080207-0012626 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 105140C029.00

PROPERTY COMMONLY KNOWN AS: 2310 ELLIOT AVENUE 501, NASHVILLE, TN 37204

True Copy Certification

I, REBECCA LUDWIG, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries