BILL GARRETT, Davidson County
Trans:T20110038315 DEEDQC
Recvd: 06/27/11 13:59 2 pgs
Fees:12.00 Taxes:0.00
20110627-0049032

PREPARED BY:
PHILLIP ROBINSON, ATTORNEY
Suite 2400, L&C Tower
401 Church Street
Nashville, Tennessee 37219

FROM: MOSES ESQUIVEL CARLOTA

TO: SUMO PROPERTIES LLC
301 Tanksley Avenue
Nashville, TN 37211

Sent Tax Statements To:
Same as new owner

Map and Parcel Nos.
119.13-0-297.00

New Owner:
Sumo Properties LLC
301 Tanksley Avenue
Nashville, TN 37211

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Eighth Circuit Court of Davidson County, Tennessee, in the cause of ***Susan Carlota v. Moses Esquivel Carlota***, Docket Number 10D-3134, I, Moses Esquivel Carlota, hereby transfer and by these presents do remise, release and quitclaim unto, Sumo Properties LLC, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hale Harris Subdivision, as of record in Book 5190, page 437, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This Conveyance is subject to the following:

All matters appearing on the plan of Hale Harris Subdivision, of record in Book 5190, page 437, Register's Office for said County.

Being the same property conveyed to Susan Carlota, by Warranty Deed from Judy G. Fincher now known as Judy Fincher Hailey, as recorded the 21st day of May, 2010 in Instrument #20100521-0039321, in said Register's Office for Davidson County, TN.

Being the same property conveyed to Sumo Properties LLC by Quitclaim Deed from Susan Carlota of record in Instrument #20100604-0043484, Register's Office for Davidson County, TN.

This is improved property known as 301 Tanksley Avenue, Nashville, TN 37211.

WITNESS my hand this, the 1 day of June, 2011.

**MOSES ESQUIVEL CARLOTA**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, Jamey Ryan, a Notary Public in and for the above County and State, the within named **Moses Esquivel Carlota**, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 1st day of June, 2011.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 5, 2011

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

***This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).***