Karen Johnson Davidson County
Batch# 1114415 DEEDQC
03/25/2024 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240325-0020275

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTO GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Carlos Claveria
Affiant

Subscribed and sworn to before me, this 22nd day of March 2024.

Justo Gilbert
Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Steele Frog Trust 1024 Harpeth Valley Court Nashville, TN 37221	Steele Frog Trust 1024 Harpeth Valley Court Nashville, TN 37221	127.12-O-007.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Carlos C. Claveria, does hereby quitclaim, transfer and convey unto C.C. Claveria, as Trustee of the Steele Frog Trust dated March 22, 2024, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Bellevue Manor, of record in Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Carlos C. Claveria, from Renae Claveria, by Quitclaim Deed dated April 14, 2006, and recorded on April 24, 2006, as Document No. 20060424-0046418, Register's Office for Davidson County, Tennessee.

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

Property Address: 1024 Harpeth Valley Court, Nashville, Tennessee 37221

Witness my hand this 22nd day of March 2024.

Carlos C. Claveria, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Carlos C. Claveria, as Grantor, with whom I am personally acquainted (or proved 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, at office, this day, March 22, 2024.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025

CERTIFICATE OF AUTHENTICITY

I, Zhenia Carcich, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 22, 2024.

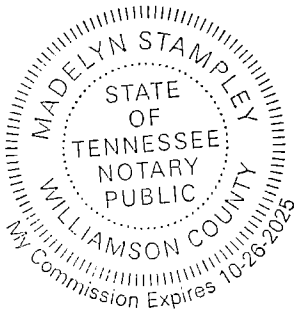
Name: Zhenia Carcich
Date: March 22, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on March 22, 2024

Witness my hand and official seal.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/26/2025