(1)

Davidson County DEEDQC
Recvd: 12/04/08 13:06 3 pgs
Fees:17.00 Taxes:0.00
20081204-0117612

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

RETURN TO:
LANDSEL TITLE AGENCY, INC.
961. N. HAMILTON ROAD
SUITE 100
GAHANNA, OHIO 43230
Phone: 614-337-1928

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Stephen W. Hodges	~~Stephen W. Hodges~~ AMTRUST BANK	Map/Parcel:
320 Old Hickory Boulevard	~~320 Old Hickory Boulevard~~ PO BOX 11041	128120A056C0
Nashville, Tennessee 37221	~~Nashville, Tennessee 37221~~ ORANGE CA 92856	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Stephen W. Hodges, an unmarried man and Mary T. Austin, an unmarried woman, who acquired title as husband and wife** by these presents do hereby quitclaim and convey unto the said **Stephen W. Hodges, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 66, BUILDING NO. 13, ON THE PLAN OF SECTION 12, PHASE 1A, EAGLE RIDGE AT THE RESERVE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD IN INSTRUMENT NO. 20011011-0110875, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 7, TO THE MASTER DEED, OF RECORD IN INSTRUMENT NO. 20020313-0031655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORT IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF EAGLE RIDGE AT THE RESERVE CONDOMINIUM AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

The express purpose of this conveyance is to Remove Former Spouse from Title.

Being the same property conveyed to Stephen W. Hodges and wife, Mary T. Austin, by Deed from _____ of record in Book N/A, Page N/A, said Register's Office. INSTRUMENT # 20030701-0091058

This is unimproved ( ) property known as 320 Old Hickory Boulevard, Nashville, Tennessee 37221

Improved ( )

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.

19466

Witness our hand this 14th day of November, 20 08, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephen W. Hodges

Mary T. Austin

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Kara Moore, a Notary Public in and for said County and State, **Stephen W. Hodges ~~and Mary T. Austin~~** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 14th day of November, A.D., 20 08.

KARA MOORE
NOTARY STAMP/SEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 19, 2009

Kara Moore
NOTARY PUBLIC
Notary Commission Expires: 9/19/2009

AFFIDAVIT OF VALUE

STATE OF Ohio)

COUNTY OF Franklin)

The actual consideration or value whichever is greater, for this transfer is $1.00.

Subscribed and sworn to before me this the 1 day of Dec, 2008.

(Affix Seal)

PATRICIA L. HANEY
Affiant LANDSEL TITLE

Janice L Shook
Notary Public

My Commission Expires: _____

JANICE L. SHOOK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 03/15/2010

STATE OF OHIO NOTARIAL SEAL

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On November 21, 2008 before me, Jennifer Cauich, Notary Public
(Here insert name and title of the officer),

personally appeared Mary Thomas Austin,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS ~~my hand and~~ official seal.

Signature of Notary Public

(Notary Seal)

JENNIFER CAUICH
COMM. # 1786718
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Dec. 24, 2011

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document