BILL GARRETT, Davidson County
Trans:T20110013408 DEEDQC
Recvd: 03/07/11 10:02 2 pgs
Fees:12.00 Taxes:0.00
20110307-0017807

Prepared By:
Southeast Title of Tennessee, Inc.
216 Centerview Drive, Suite 100
Brentwood, TN 37027

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mordechai Minuskin and Tomer Minuskin, as joint tenants with right of survivorship

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO,

Lake Forest Homes, Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH AL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **Davidson** COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 4, Section One of Phase One, Sunset Hills as of record in Plat Instrument/Book 20070607-0068102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mordechai Minuskin and Tomer Minuskin, LLC by Quitclaim Deed from Lake Forest Homes, Inc. dated 12/31/07 of record in Instrument Number 20080114-0004303, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed has since been corrected by a Scriveners Affidavit to correct the owners name as Mordechai Minuskin and Tomer Minuskin as joint tenants with right of survivorship. See said Scrivener affidavit of record in Instrument Number 20110302-0016834 **, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Instrument Number 20070607-0068102, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for Davidson County, Tennessee.

Subject to agreements/easements in Instrument Numbers 20060406-0039475; 20071010-0120325; 20070710-0082048; 20071109-0132386, Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions, and/or zoning regulations, of the appropriate governmental body affecting the above described property.

This Deed was prepared by without benefit of a title examination. The preparer makes no representations to the validity or accuracy of the title.

WITNESS MY HAND(S) AND SEAL THIS 1st day of March, 2011.

Mordechai Minuskin

Tomer Minuskin

STATE OF TENNESSEE
COUNTY OF Davidson

On this **1st day of March, 2011,** before me personally appeared **Mordechai Minuskin and Tomer Minuskin** to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument (limited power of attorney) for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this **1st** day of **March, 2011.**

My Commission Expires:
1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of new owner:
Mordechai Minuskin
Tomer Minuskin
P.O. Box 126
Lavergne, TN 37086

Send tax bills to:
New Owner

This is improved property known as: 115 Sundown Drive, Cane Ridge, TN 37013

CURRENT MAP & PARCEL NUMBER(S) **Map 182-01-O-A Parcel 4**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2011.

My commission Expires:
1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY