Davidson County DEEDQC
Recvd: 05/02/12 15:29 4 pgs
Fees:22.00 Taxes:0.00
20120502-0037814

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

After Recording Return to:
Timios, Inc.
5716 Corsa Avenue, Ste 102
Westlake Village, CA 91362

New Owner(s) Address and mail tax statements to:
Andrew Lusk & Elizabeth Lusk
716 Tahlena Ave
Madison, TN 37115

Property Tax ID#: 05206008300

File #: _____

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration ANDREW LUSK and ELIZABETH LUSK, f/k/a ELIZABETH MITCHELL, husband and wife, who both acquired title as unmarried, as Grantors, and ANDREW LUSK and ELIZABETH LUSK, husband and wife, as joint tenants, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Assessor's Parcel NO: 037E-B-003.00

Property Address: 145 High Bridge Road, Smithville, TN 37166

Witness our hand this the 23 day of April, 2012.

X _____
ANDREW LUSK

X _____
ELIZABETH LUSK, f/k/a
ELIZABETH MITCHELL

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ANDREW LUSK and ELIZABETH LUSK, f/k/a ELIZABETH MITCHELL, the Grantors, with whom I am personally acquainted (or who have both proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of April, 2012.

My Commission Expires Nov. 4, 2013

Notary Public
My Commission expires:

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

X _____
Affiant's Name

Subscribed and sworn to before me this the 23 day of April, 2012.

My Commission Expires Nov. 4, 2013

Notary
My Commission expires:

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
ANDREW LUSK & ELIZABETH LUSK
716 TAHLENA AVE.
MADISON, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
ANDREW LUSK & ELIZABETH LUSK
716 TAHLENA AVE.
MADISON, TN 37115

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO -WIT:

TRACT 1:
BEING THE NORTHERLY 50 FEET OF LOT NO. 72 ON THE MAP OF THE MADISON HEIGHTS SUBDIVISION OF RECORD IN BOOK 1424, PAGE 6, (ERRONEOUSLY STATED AS BOOK 974, PAGE 65 IN PREVIOUS DEED) REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 72 FRONTS 50 FEET ON THE WESTERLY SIDE OF TAHLENA AVENUE, AND RUNS BACK ON THE NORTHERLY SIDE 337.9 FEET, AND ON THE SOUTHERLY SIDE 329.1 FEET TO A DEAD LINE MEASURING 50.5 FEET THEREON.

TRACT 2:
BEING LOT NO. 73, ON THE MAP OF MADISON HEIGHTS SUBDIVISION AS OF RECORD IN BOOK 1424, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 73 FRONTS 100 FEET ON THE WEST SIDE OF TAHLENA AVENUE, AND RUNS BACK; BETWEEN PARALLEL LINES, 354.6 FEET ON THE NORTH LINE AND 337.9 FEET ON THE SOUTH LINE TO A DEAD LINE ON WHICH IS MEASURES 101.1 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANDREW LUSK AND ELIZABETH MITCHELL, BOTH UNMARRIED BY DEED FROM VICTOR HAZELWOOD, TRUSTEE RECORDED 09/05/2006 IN INSTRUMENT NO. 20060905-0109270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Nick Woodward, 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.

Signature

State of California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary]~~ Lupe Aguilera, a notary public for this county and state, ~~[name of person making certification]~~ Nicholas A. Woodward who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015

Notary's Signature

My Commission Expires: 5/14/15

Notary' Seal (if on paper)