Davidson County DEEDQC
Recvd: 04/09/13 15:44 7 pgs
Fees:37.00 Taxes:0.00
20130409-0035199

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
KAREN ANN SURBER 8692 POPLAR CREEK ROAD NASHVILLE, TN 37221	KAREN ANN SURBER 8692 POPLAR CREEK ROAD NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN ANN SURBER, Trustee, under THE KAREN ANN SURBER LIVING TRUST dated January 08, 2001 (herein, "Grantor"), whose address is 8692 Poplar Creek Road, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to KAREN ANN SURBER, an unmarried woman (herein, "Grantee"), whose address is 8692 Poplar Creek Road, Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 8692 Poplar Creek Road, Nashville, TN 37221

WITNESS my hand and seal this 25 day of March, 2013.

PIN NO: 14-0/54.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

The Karen Ann Surber Living Trust
dated January 08, 2001

Karen Ann Surber

Karen Ann Surber, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Karen Ann Surber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of The Karen Ann Surber Living Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

See att Cal Clerk

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer from a revocable living trust.

Property address: 8692 Poplar Creek Road, Nashville, TN 37221

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On 03.25.13 before me, MB Palmer, Notary Public,
(Here insert name and title of the officer)

personally appeared Karen Ann Surber,

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.

MB Palmer
Signature of Notary Public

(Notary Seal)

NCC1 M. B. PALMER Commission No. 1998092 NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNTY My Comm. Expires NOVEMBER 12, 2016 NCC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ 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

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Los Angeles

The actual consideration for this transfer is _____.

GRANTEE

Grantee signature Karen Ann Surber
Karen Ann Surber

Subscribed and sworn to under oath before me, this _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

See att Cal Jurat

Property address: 8692 Poplar Creek Road, Nashville, TN 37221

Jurat

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25 day of March,

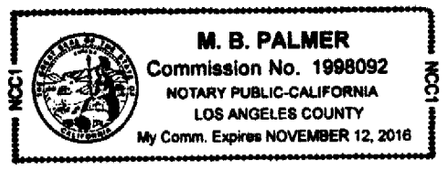
20 13 by Karen Ann Suber,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

M B Palmer

Signature

(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

2008 Version CAPA v1.9.07 800-873-9865 www.NotaryClasses.com

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JULY 25, 1995, KNOWN AS JOB #950094, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE CENTER LINE OF A 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID POINT OF BEGINNING IS ALSO THE NORTHEAST CORNER OF TRACT 6 OF THE HEATH PROPERTY, DIVISION NOT OF RECORD, AND ALSO IS IN THE LINE OF TRACT 11 OF SAID DIVISION; THENCE, WITH THE NORTHERLY LINE OF TRACT 6 AND LEAVING THE EASEMENT, NORTH 87 DEG. 00' 00", WEST 997.13' TO AN IRON PIN SET IN THE LINE OF THE WESTINGHOUSE CREDIT PROPERTY OF RECORD IN BOOK 8230, PAGE 001, R.O.D.C, TN; SAID POINT IS ALSO THE NORTHWEST CORNER OF SAID TRACT 6 OF THE HEATH PROPERTY DIVISION; THENCE, LEAVING TRACT 6 AND WITH THE LINE OF SAID WESTINGHOUSE CREDIT PROPERTY, NORTH 03 DEG. 00' 00", EAST 300.00' TO AN IRON PIN, THE SOUTHWEST CORNER OF TRACT 8 OF THE HEATH PROPERTY DIVISION; THENCE, LEAVING WESTINGHOUSE CREDIT PROPERTY AND WITH THE SOUTHERLY LINE OF TRACT 8, SOUTH 87 DEG. 00' 00", EAST 659.64' TO AN IRON PIN SET IN THE CENTER OF THE SAID 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT SAID POINT IS ALSO IN THE LINE OF TRACT 10 OF THE HEATH PROPERTY DIVISION; THENCE, WITH THE CENTER LINE OF SAID EASEMENT, THE FOLLOWING CALLS: SOUTH 46 DEG. 32' 08" EAST 146.54' TO AN IRON PIN; THENCE, CONTINUING WITH SAID EASEMENT, SOUTH 44 DEG. 52' 12" EAST, PASSING THE SOUTHWESTERN COMMON CORNER OF TRACTS 10 AND 11 OF SAID HEATH PROPERTY DIVISION AT 52.30' IN ALL 203.31' TO AN IRON PIN; THENCE, SOUTH 44 DEG. 40' 24" EAST 101.76' TO THE POINT OF BEGINNING, CONTAINING 5.72 ACRES, MORE OR LESS.

Parcel ID: 14-0/54.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20030616-0082128 on June 15, 2003.

PIN NO: 14-0/54.00

STREET ADDRESS:

8692 Poplar Creek Road, Nashville, TN 37221

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

13-45836 (cjs)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/2013
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2013
PEARL RIVER COUNTY