Davidson County DEEDQC
Recvd: 07/05/13 11:11 5 pgs
Fees:27.00 Taxes:0.00
20130705-0069694

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ANGELA WHITACRE TIMIOS, INC. 5716 CORSA AVENUE, #102 WESTLAKE VILLAGE, CA 91362	IVAN KANSKI KELLY KANSKI 4001 NEBRASKA AVENUE NASHVILLE, TN 37209

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, IVAN KANSKI, a married man, joined by his spouse, KELLY KANSKI (herein, "Grantor"), whose address is 4001 Nebraska Avenue, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to IVAN KANSKI and KELLY KANSKI, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 4001 Nebraska Avenue, Nashville, TN 37209, 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: 4001 Nebraska Avenue, Nashville, TN 37209

PIN NO: 10401027100

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

WITNESS my hand and seal this 13 day of June, 2013.

GRANTOR:

Ivan Kanski

Ivan Kanski

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ivan Kanski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of June, 2013.

[Affix Notary Seal]

MARNA LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Marna Lawson
SIGNATURE OF NOTARY PUBLIC
My commission expires: Commission Expires Jan. 19, 2014

GRANTOR:

Kelly Kanski

Kelly Kanski

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kelly Kanski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of June, 2013

[Affix Notary Seal]

Marna Lawson
SIGNATURE OF NOTARY PUBLIC
My commission expires: Commission Expires Jan. 19, 2014

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

MARNA LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHEASTERLY PART OF LOT NO. 46, ON THE MAP OF WEST END ANNEX AS SUBDIVISION BY SYLVAN PARK LAND COMPANY, OF RECORD IN BOOK 232, PAGE 61, SAID REGISTER'S OFFICE.

SAID PART OF LOT NO. 46 FRONTS 63.00 FEET ON THE SOUTHERLY SIDE OF NEBRASKA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 108.0 FEET, TO A LINE IN THE REAR, WHICH MEASURES 63.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO IVAN KANSKI BY DEED FROM DARRELL BLAIR RAY AND JEANNE RAY, HUSBAND AND WIFE RECORDED 07/09/2001 IN DOCUMENT 20010709-0072620, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 Document 20010709-0072620 on July 9, 2001.

PIN NO: 10401027100

STREET ADDRESS:

4001 Nebraska Avenue, Nashville, TN 37209

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.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is 10.00.

GRANTEE

Grantee signature Ivan Kanski
Ivan Kanski

Subscribed and sworn to under oath before me, this 13 day of June, 2013

[Affix Notary Seal]

MARNA LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Marna Lawson
SIGNATURE OF NOTARY PUBLIC
My commission expires: Commission Expires Jan. 19, 2014

True Copy Certification

I, Sarah Gonzales, 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.

Sa
Signature

State of California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~] L. Aguilera, a notary public for this county and state, [~~name of person making certification~~] Sarah Gonzales 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: 3/14/15

Notary' Seal (if on paper)

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