BILL GARRETT, Davidson County
Trans:T20160004049 DEEDQC
Recvd: 01/15/16 13:38 5 pgs
Fees:27.00 Taxes:0.00
20160115-0004448

This Instrument Prepared By:
Carey T. Frazier, Attorney
6025 Murray Lane
Brentwood, TN 37027
Tel: 615-373-4817

# QUITCLAIM DEED

| | |
|---|---|
| **Grantor:** | **Daniel L. Lubetkin** |
| **Grantee:** | **Daniel L. Lubetkin and Lori Michelle Oberman Lubetkin, Co-Trustees of The Lubetkin Family Revocable Trust, Dated December 2, 2015** |
| **County:** | **Los Angeles County, California** |

| **Name and Address of New Owner:** | **Send Tax Bills To: Same** |
|---|---|
| **Daniel L. Lubetkin and Lori Michelle Oberman Lubetkin, Co-Trustees** | **Map and Parcel No. (s):** |
| **4544 Wolsey Court** | **28 Eastern Part of Parcel 3 (New Parcel 3)** |
| **Westlake Viilage, CA 91361** | |

## Affidavit of Consideration

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration for this transfer is $ -0- . This is a conveyance of real estate from a Revocable Trust and exempt from recordation tax under TCA 67-4-409 (3) (C).**

**Daniel L. Lubetkin**
**Affiant**

**Subscribed and sworn to before me, This 14 day of January, 2016**

**Notary Public**
**My Commission Expires: 4/7/2018**

CARRIE FRIEDMAN AZNAK
Commission # 2063688
Notary Public - California
Ventura County
My Comm. Expires Apr 7, 2018

## RECITALS:

**WHEREAS,** on December 2, 2015, Daniel L. Lubetkin and Lori Michelle Oberman Lubetkin, as Co-Trustees, established by agreement (the "Trust Agreement" a trust known as the "Lubetkin Family Revocable Trust. Daniel L. Lubetkin and Lori Michelle Oberman Lubetkin were named as Co-Trustees.

**NOW THEREFOR, 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, Daniel L. Lubetkin, ("**Grantor**") does hereby quitclaim, transfer and convey unto Daniel L. Lubetkin and Lori Michelle Oberman Lubetkin, Co-Trustees, **("Grantees"),** their successors, heirs and assigns, the real estate described in Exhibit A attached hereto (the "Property"

**IN WITNESS WHEREOF**, Daniel L. Lubetkin, (the Grantor) signed this Quitclaim Deed on this 14th day of January, 2016.

Daniel L. Lubetkin

**STATE OF CALIFORNIA**
**COUNTY OF LOS ANGELES**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel L. Lubetkin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of January, 2016.

Notary Public
My Commission Expires: 4/7/2018

CARRIE FRIEDMAN AZNAK
Commission # 2063688
Notary Public - California
Ventura County
My Comm. Expires Apr 7, 2018

## EXHIBIT A

A tract of land in the first councilmanic district of Davidson County, being a part of Lot No. 16 as shown on the subdivision of lands of Henry Floto's estate as of record in Book 421, Page 147, Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly property line of a tract of land conveyed to J.W. Trotter and wife, Dorothy A. Trotter as of record in Book 3529, Page 400, Register's Office for Davidson County, Tennessee; said iron rod being situated northerly 113.12 feet from the southwesterly property corner of said Trotter that lies in the northerly right of way margin of Marrowbone Lake Road; thence,

1) Leaving the westerly property line of said Trotter and with the northerly property line of a tract of land conveyed to Comer E. Pulley and wife, Eva Pulley, in part, as of record in Book 6110, Page 224, Register's Office for Davidson County, Tennessee, south 54 degrees 20 minutes 53 seconds west, 1241.35 feet to a point; thence,

2) With a severance line across a tract of land conveyed to Steven C. Zeitlin
And Shirley Z. Lubetkin as of record in Book 7432, Page 618, Register's Office for Davison County, Tennessee (known as Tract No. 1), North 35 degrees 39 minutes 07 seconds west, 2307.64 feet to a point in the center line of Marrowbone Creek; thence,

3) With the center line of Marrowbone Creek the following calls:

North 49 degrees 23 minutes 44 seconds east, 112.17 feet; thence,

North 54 degrees 24 minutes 36 seconds east, 194.65 feet; thence,

North 52 degrees 45 minutes 42 seconds east, 235.24 feet; thence,

North 69 degrees 26 minutes 38 seconds east, 301.18 feet, thence,

South 65 degrees 54 minutes 15 seconds east, 226.11 feet, thence,

South 45 degrees 50 minutes 16 seconds east, 222.04 feet, thence,

South 74 degrees 26 minutes 06 seconds east, 245.97 feet, thence,

North 70 degrees 35 minutes 15 seconds east, 216.72 feet, thence,

4) Leaving the centerline of Marrowbone Creek and with a westerly property line of a tract of land conveyed to Naomi Patterson as of record in Book 6065, Page 845, Register's Office for Davidson County, Tennessee, south 36 degrees 09 minutes 29 seconds east, 97.28 feet to an iron rod (old) at the northwesterly property corner of a tract of land conveyed to Samuel E. Wallace, Jr. as of record in Book 6135, page 25, Register's Office for Davidson County, Tennessee; thence,

5) With the westerly property line of said Wallace, south 36 degrees, 09 minutes 29 seconds east, 48.03 feet to an iron rod, (old); thence,

6) South 46 degrees 20 minutes 54 seconds east, 670.85 feet to an iron rod (old) ; thence,

7) South 17 degrees 59 minutes 19 seconds east, 437.78 feet to an iron rod (old); thence,

8) South 31 degrees 25 minutes 13 seconds east, 243.44 feet to an iron rod (old) at the northwesterly property corner of a tract of land conveyed to the aforementioned Joseph W. Trotter and wife, Dorothy A. Trotter; thence,

9) With the westerly property line of said Trotter, in part, south 00 degrees 47 minutes 29 seconds west, 143.32 feet to the point of beginning and containing 66.694 acres more or less, as calculated by the above courses and distances.

Being a portion of Tract No. 1 as conveyed to Steven C. Zeitlin and Shirley Z. Lubetkin (Tenants in Common) as of record in Deed Book 7432, page 618, Register's Office for Davidson County, Tennessee.

The source of this description is Exhibit Map prepared by Michael V. Holmes of H & H Land Surveying, Inc. (Job No. 2003-185) dated February 25, 2003.

Being part of (Tracts I and II) the same property described in Book 7432, Page 618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the terms, provisions, undertakings in the "Easement Agreement on Separation of Property Bordering Marrowbone Creek" recorded on May 14, 2003, as per Instrument Number 20030515-0066868 of Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Daniel L. Lubetkin, as per Quitclaim Deed dated May 29, 2015, and filed of record as per Instrument Number 20150603-0051840 of Register's Office of Davidson County, Tennessee. See Correction as per AFFIDAVIT OF SCRIVENER'S ERROR, dated December 22, 2015, and filed of record as per Instrument Number 20151222-0128531.

This is improved property and also known as 6299 Lake Road, Joelton, Tennessee, 37080