Davidson County DEEDQC
Recvd: 02/19/08 11:10 2 pgs
Fees:12.00 Taxes:0.00

20080219-0015767

File No. 280101072

QUITCLAIM DEED

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ching F. Wong	SunTrust Mortgage, Inc.	Map & Parcel 084-12-0-033.00
27 Fairway (NAME) ~~2506 Lumar Lane~~	(NAME) P.O. Box 57028	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ching F. Wong, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED UNTO **Ginh Ann Marie Wong, unmarried and Ching F. Wong, unmarried, as tenants in common with expressed rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 15 on the Map of Lincoya Hills, of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert C. Mitchell Jr. and wife, Jayne Elizabeth Mitchell by Warranty Deed dated February 18, 1954 from Robert E. Argo Jr. and F.D. Hanley Sr. and recorded in Book 2271, Page 125, Register's Office for Davidson County, Tennessee. The said Robert C. Mitchell died on August 17, 1999, leaving Jayne Elizabeth Mitchell the sole surviving tenant by the entirety.

Being the same property conveyed to Robert C. Mitchell Jr. and wife, Jayne Elizabeth Mitchell by deed dated February 18, 1954 from Robert E. Argo Jr. and F.D. Hanley Sr. as recorded on March 16, 1954 in Book 2271, Page 125, Register's Office for Davidson County, Tennessee. The said Robert C. Mitchell having since died on August 17, 1999 and the said Jayne Elizabeth Mitchell now being an unmarried person. Being the same property conveyed to Ching F. Wong, unmarried by Warranty Deed dated February 12, 2008 and filed of record in Instrument No. 20080214-0014801, Register's Office for Davidson County, Tennessee.

This property is subject to: Taxes for the year 2008 and subsequent years; Sewer, Drainage and Temporary Construction Easement as shown of record in Book 4967, Page 526, Register's Office for Davidson County, Tennessee; Subject to all matters as set forth per Plat Book 1835, Page 91; all in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2506 Lumar Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 12th day of February, 2008.

Ching F. Wong

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ching F. Wong, 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 12th day of February, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280101072

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122