Davidson County DEEDQC
Recvd: 10/28/14 11:11 5 pgs
Fees:27.00 Taxes:0.00
20141028-0099286

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DARCEY WONG
LAW OFFICES OF DARCEY L. WONG
1900 S. NORFOLK ST., STE. 350
SAN MATEO, CA 94403

OWNER (SEND TAX BILLS TO):

CAROLE L. HONG
KENNETH J. HONG
531 HARVARD STREET
SAN MATEO, CA 94402

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, ROSE C. HONG, TRUSTEE, under THE HONG FAMILY TRUST dated October 12, 1987, as to an undivided Sixty Percent (60%) interest (herein, "Grantor"), whose address is 2240 Bunker Hill Drive, San Mateo, CA 94402, hereby bargains, sells, remises, releases, quit claims and conveys to CAROLE L. HONG, Trustee, or any successors in trust, under the LOW FAMILY TRUST U.D.T dated January 7, 2004, or any amendments thereto, as to an undivided Thiry Percent (30%) interest, and KENNETH J. HONG, a married man, as to an undivided Thiry Percent (30%) interest, as tenants in common (herein, "Grantee"), whose address is 531 Harvard Street, San Mateo, CA 94402, an undivided interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 471 Old Hickory Boulevard, Brentwood, TN 37207

WITNESS my hand and seal this 8th day of October, 2014.

PIN NO: 16100027800

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

The Hong Family Trust dated October 12, 1987

Rose C. Hong

Rose C. Hong, Trustee

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rose C. Hong, 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 Hong Family 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 8th day of October, 2014.

[Affix Notary Seal]

Darcey L. Wong

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 10, 2016

DARCEY L. WONG
COMM. #1976754
Notary Public - California
San Mateo County
My Comm. Expires May 10, 2016

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF California
COUNTY OF San Mateo

The actual consideration for this transfer is $0.00.

GRANTEE

Grantee signature _____
Carole L. Hong, Trustee under the Low Family Trust U.D.T. dated January 7, 2004

Subscribed and sworn to under oath before me, this 10 day of October, 2014.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 20, 2018

MGC1 TRICIA ALCONTIN ENRIQUEZ COMM. # 2075313 NOTARY PUBLIC - CALIFORNIA SAN MATEO COUNTY COMM. EXPIRES JULY 20, 2018 MGC1

GRANTEE

Grantee signature _____
Kenneth J. Hong

Subscribed and sworn to under oath before me, this 10 day of October, 2014.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 20, 2018

MGC1 TRICIA ALCONTIN ENRIQUEZ COMM. # 2075313 NOTARY PUBLIC - CALIFORNIA SAN MATEO COUNTY COMM. EXPIRES JULY 20, 2018 MGC1

EXHIBIT A

[Legal Description]

The land referred to in this commitment is situated in the State of Tennessee, County of Davidson and is described as follows:

Being land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, located generally south of Old Hickory Boulevard and west of Edmondson Pike, being Lot 1, Revision One, Resubdivision of Lot 2, First Revision of Edmondson Crossing Shopping Center as of record in Instrument No. 200002070012628, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin found in the southerly right-of-way line of Old Hickory Boulevard at the northeast property corner of Alan D. Revelette and Candace Revelette as of record in Deed Book 11145, Page 533, R.O.D.C., also being the northwest corner of the herein described lot;

Thence, with the southerly right-of-way line of Old Hickory Boulevard the following three calls:

S48°05'31" E, 29.19 feet to an iron pin found;
S51°17'49"E, 127.98 feet to a pk nail found;
S49°27'22"E, 103.37 feet to a northwest corner of Lot 2 of the above mentioned plan;

Thence, leaving said southerly right-of-way line of Old Hickory Boulevard with the westerly and northerly property line of said lot two the following three calls;

S07°40'11"W, 104.68 feet;
S17°38'07"E, 21.18 feet;
S89°05'38"W, 227.92 feet to the southwest corner of the herein described Lot 1 and being in the easterly line of Revelette;

Thence, with said easterly line of Revelette, N06°46'57"E, 194.46 feet;
Thence, N06°56'50"E, 101.90 feet to the point of beginning.
Containing 46,123 square feet or 1.06 acres, more or less.

Together with easements for ingress and egress to the subject property as set out in the Reciprocal Easement Agreement of record in Book 10863, page 74, said Register's Office, as amended by Amendment to Reciprocal Easement Agreement of record as Instrument No. 20010403-0031935, in the Register's Ofifce for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to Jack L. Hong and Rose C. Hong Trustors of The Hong Family Trust, recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20100329-0023188 on March 29, 2010. Jack L. Hong became deceased on November 20, 2013, upon the death of Jack L. Hong, Rose C. Hong became sole trustee of The Hong Family Trust.

PIN NO: 16100027800

STREET ADDRESS: 471 Old Hickory Boulevard, Brentwood, TN 37207

True Copy Certification

I, Martha A. Manfrin, 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.

Martha A. Manfrin
Signature

State of FLORIDA

County of HILLSOBOROUGH

Personally appeared before me, Holly Wathen, a notary public for this county and state, Martha A. Manfrin, 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: _____
Notary' Seal (if on paper)

