This Instrument was prepared by and
Return to:

Kevin O'Hara
O'HARA & GRECO
24422 Avenida de la Carlota, Ste 400
Laguna Hills, CA 92653

BILL GARRETT, Davidson County
Trans: T20170054591 DEEDQC
Recvd: 06/26/17 14:52 2 pgs
Fees: 12.00 Taxes: 0.00
20170626-0064160

Address of New Owner:
Celia D. Valdomar, Trustee of the
Jose S. Valdomar Credit Shelter Trust
Dated January 4, 2006
1430 West Sixth Street
San Pedro, CA 90732

Send Tax Bills To:
Celia D. Valdomar, Trustee

1430 West Sixth Street
San Pedro, CA 90732

Map Parcel Numbers:
MAP – 163
GROUP: 11A

PARCEL – 37

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, CELIA D. VALDOMAR (the "Grantor"), who acquired title by Warranty Deed dated July 19, 2004, recorded on July 22, 2014, in the Davidson County Recorder's Office as Document No. 20040722-0087687, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto CELIA D. VALDOMAR, Trustee of the Jose S. Valdomar Credit Shelter Trust dated January 4, 2006, herein after called Grantee, all right, title and interest in and to the following described real estate, to wit: the real property located in the City of Antioch, Davidson County, Tennessee more particularly described on Exhibit "A", attached hereto and made a part hereof. Address of real property is 410 Oak Forge Drive, Antioch, TN 37019

IN TESTIMONY WHEREOF, I have hereunto set my hand this 13 day of June 1, 2017.

Celia D. Valdomar

CELIA D. VALDOMAR

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document,

STATE OF CALIFORNIA)
)ss.
COUNTY OF LOS ANGELES)

On June 13, 2017, before me, Eugene E. West Jr., Notary Public, personally appeared CELIA D. VALDOMAR, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person 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.

Eugene E. West Jr.

EUGENE E. WEST JR.
Notary Public - California
Los Angeles County
Commission # 2156534
My Comm. Expires Jun 13, 2020

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 37, on the Plan of Third Revision, Section Two, Belle Forge Village, as shown on plat of record in Book 6900, page 250, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elijah D Nacionales and wife, Joy Nacionales by Deed of record in Book 8730, Page 441, recorded 09/15/1992, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.