BILL GARRETT, Davidson County
Trans:T20170054591 DEEDQC
Recvd: 06/26/17 14:52 2 pgs
Fees:12.00 Taxes:0.00
20170626-0064161

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

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 00 0

PARCEL – 03900

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, CELIA D. VALDOMAR, (the "Grantor"), who acquired title by Warranty Deed dated August 18, 2014, recorded on August 18, 2014, in the Davidson County Recorder's Office as Document No. 20140818-0074643, 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 5177 Mount View Rd, Antioch, TN 37013.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 13 day of June, 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 Jan 13, 2020

Being a certain tract or parcel of land lying and being in the Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, identified as Metro PID Number 16300003900 and is the Hoyte T. Black property recorded in Book 2401, Page 261 (R.O.D.C.T.), and is more particularly described as follows:

Beginning at a 1/2" Rebar (N) w/ Sexton Cap in the north right-of-way of Mt, View Road (60' R/W), this being the southwest corner of the property described herein in the east line of Hickory Highland Place, Phase 1 (9700/189), reference a 1/2" Rebar (O) w/ Barge Cap, the southeast corner of Lot 71, Hickory Highland Place, Phase 1 at S 12°58'53" W a distance of 9.73' and the centerline intersection of Highlander Drive and Mt. View Road at N 87°04'34" W a distance of 197.95'; thence leaving the north right-of-way of Mt. View Road and with the east line of Hickory Highland Place, Phase 1 for two calls: N 12°58'53" E a distance of 403.04' to a 1/2" Rebar (N) w/ Sexton Cap, this being a corner of Lot 68, Hickory Highland Place, Phase 1 and the northwest corner of the property described herein; S 82°09'35" E a distance of 12.22' to a 1/2" Rebar (N) w/ Sexton Cap, this being a common corner of Lot 68, Hickory Highland Place, Phase 1 and Lot 77, Hickory Highland Place, Section 2, Phase 1 (1999122303065ll); thence leaving Hickory Highland Place, Phase 1 and with Hickory Highland Place, Section 2, Phase 1 and generally with a fence the following courses and distances: S 82°09'36" E a distance of 153.51' to a 1/2" Rebar (O) w/ Barge Cap; S 82°13'33" E a distance of 133.72' to a 1/2" Rebar (O) w/ Barge Cap; S 82°03'11" E a distance of 113.76' to a 1/2" Rebar (O) w/ Barge Cap; S 82°14'08" E a distance of 102.26'; S 82°07'44" E a distance of 140.87' to a 1/2" Rebar (O) w/ Barge Cap at a fence corner, this being the northwest corner of McCord (3283/585) and the northeast corner of the property described herein in the south line of Lot 82, Hickory Highland Place, Section 2, Phase 1; thence leaving Hickory Highland Place, Section 2, Phase 1 and with McCord and generally with a fence S 04°19'08" W a distance of 472.78' to a 1/2" Rebar (N) w/ Sexton Cap in the north right-of-way of Mt. View Road, this being the southwest corner of McCord and the southeast corner of the property described herein; thence leaving McCord and with the aforementioned right-of-way for three calls: N 74°17'05" W a distance of 44.13'; with a curve turning to the left having an arc length of 84.34' and a radius of 1853.53' (chord bearing of N 75°35'18" W, chord length of 84.33'); N 76°53'31" W a distance of 596.53' to the Point Of Beginning containing 299722.97 square feet or 6.88 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 on 12 August 2014.

Being the same property conveyed to CAPITAL JOURNEY, LLC, by deed from CORNERSTONE INVESTMENTS, INC., dated August 8, 2014, of record in Instrument No. 20140813-0073203 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 5177 Mount View Rd Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)