BILL GARRETT, Davidson County
Trans: T20170054591 DEEDQC
Recvd: 06/26/17 14:53 3 pgs
Fees: 17.00 Taxes: 0.00
20170626-0064162

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

PARCEL – 095.03

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, CELIA D. VALDOMAR, (the "Grantor") who acquired title by Warranty Deed dated June 29, 2009, recorded on October 2, 2009, in the office of the Davidson County Recorder's Office as Document no. T20091002-0091685, 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: 1402 Rural Hill 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 Jun 13, 2020

EXHIBIT "A"
Legal Description

IN THE CITY OF ANTIOCH, DAVIDSON COUNTY, TENNESSEE:

TRACT 1: BEING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON & HICKERSON ENGINEERS, SEPTEMBER 28, 1964 AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY MARGIN OF RURAL HILL ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO RICHARD L. LASATER, JR. AND WIFE, BY DEED FROM EDWARD P. MCLENDON AND WIFE, OF RECORD IN BOOK 3647, PAGE 413, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID LASATER'S NORTHERN BOUNDARY LINE SOUTH 65 DEGREES 15 MINUTES EAST AND PASSING HIS NORTHEAST CORNER AT 300 FEET, IN ALL 670 FEET; THENCE NORTH 31 DEGREES EAST 150 FEET; THENCE NORTH 65 DEGREES 15 MINUTES WEST 870 FEET TO THE EASTERLY MARGIN OF SAID ROAD; THENCE WITH SAME AROUND A CURVE HAVING A RADIUS OF 632.44 FEET IN A SOUTHWESTERLY DIRECTION 152.6 FEET TO THE BEGINNING, CONTAINING 3 ACRES, MORE OR LESS, (DESCRIPTION FROM PRIOR DEED)

TRACT II: LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HICKERSON & HICKERSON ENGINEERS, DATED NOVEMBER 17, 1964, REVISED OCTOBER 15, 1965, SEPTEMBER 28, 1964 AND JULY 23, 1964, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO MARTIN B. CLARK, JR. AND WIFE, JOAN K. CLARK, BY DEED FROM BRENTWOOD ESTATES, INC., OF RECORD BOOK 3818, PAGE 210, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AT A POINT 300 FEET EASTERLY FROM THE EASTERLY MARGIN OF RURAL HILL ROAD; THENCE SOUTH 4 DEGREES 00 MINUTES WEST, 100 FEET TO A POINT; THENCE SOUTH 65 DEGREES 15 MINUTES EAST, 527 FEET TO A POINT; THENCE NORTH 31 DEGREES 00 MINUTES EAST, 100 FEET TO A POINT; THENCE NORTH 65 DEGREES 15 MINUTES WEST, 570 FEET TO THE POINT OF BEGINNING, CONTAINING 1.3 ACRES MORE OR LESS. (DESCRIPTION FROM PRIOR DEED)

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED FROM MARTIN B. CLARK, JR., UNMARRIED, OF RECORD IN BOOK 9287, PAGE 703, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RIGHT-OF-WAY TAKE: BEGINNING AT A POINT, SAID POINT BEING ON THE EXISTING EASTERN RIGHT-OF-WAY LINE OF RURAL HILL ROAD AND ON THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-172; THENCE ALONG SAID PROPERTY LINE S 60 28' 09" E FOR 34.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 688.70 FEET FOR 153.71 FEET TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-95.01; THENCE ALONG SAID PROPERTY LINE N 60 28' 09" W FOR 48.87 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE OF RURAL HILL ROAD; THENCE SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT OF RADIUS OF 465.35 FEET FOR 155.49 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 6581.31 SQUARE FEET MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT: A TRACT OF LAND BEGINNING AT THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-05-01 20 FEET IN WIDTH FOR 45 FEET; THENCE 87 FEET IN WIDTH FOR 60 FEET; THENCE 15 FEET IN WIDTH FOR 43 FEET ALL OF WHICH IS ADJACENT TO THE PROPOSED RIGHT-OF-WAY LINE OF RURAL HILL ROAD AND CONTAINING THEREIN AN AREA OF 4400 SQUARE FEET MORE OR LESS.

This improved property, known as 1402 Rural Hill Road, Antioch, Tennessee 37013

BEING THE SAME PROPERTY AS conveyed to The Elijah and Joy D. Nacionales Trust from Joy D. Nacionales of record under Instrument number 20070122-0008885 in the Register's Office of Davidson County, Tennessee.

20091002-0091685 RODC - S.O.T.