Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Map Parcel #: 82-3 105

QUIT CLAIM DEED

Owner & Property Address:
ALEX WONG, DOUGLAS WONG and
PAMELA WONG
1114 North 2nd Street
Nashville, TN 37207

Mail Tax Statement to:
Capstar Bank
dba Farmington Mortgage
2002 Richard Jones Road
Suite 300A
Nashville, TN 37215

The GRANTORS, **ALEX WONG, unmarried, and DOUGLAS WONG and wife, PAMELA WONG,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey grantors' right, title, and interest in and to the below-described property a One-Half undivided interest as tenants in common to **ALEX WONG, unmarried and** an undivided One-Half interest to **DOUGLAS WONG and wife, PAMELA WONG.**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Sharpe and Horns Subdivision of The Lindsey Property, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to parties of the first part by Warranty Deed of record at Instrument No. 20140327-0025076, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters appearing on the plan of record in Book 161, page 53, in said Register's Office.
>
> The purpose of this deed is to clarify the ownership between the parties and to vest title to the grantees as tenants in common and not with rights of survivorship.

SAID GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 17 day of August 2017, by the undersigned.

Douglas Wong
DOUGLAS WONG

Pamela Wong
PAMELA WONG

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Bill Garrett Davidson County
Batch# 19447 DEEDQC
10/30/2017 03:06:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171030-0111144

On this 17th day of Aug, 2017, before me, Etsuko Hartnett, Notary Public personally appeared Douglas Wong and Pamela Wong, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Signature _____

ETSUKO HARTNETT
Commission # 2089894
Notary Public - California
San Mateo County
My Comm. Expires Dec 12, 2018

_____ (Seal)

IN TESTIMONY WHEREOF, this instrument has been executed this 17 day of ~~2017~~ AUGUST 2017, by the undersigned.

_____
ALEX WONG

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Santa Clara

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ALEX WONG, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

ETSUKO HARTNETT
Commission # 2089894
Notary Public - California
San Mateo County
My Comm. Expires Dec 12, 2018

WITNESS my hand and Notarial Seal at office this 17th day of August, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 12/12/2018

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(4).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

_____
AFFIANT

Subscribed and sworn to before me this 26th day of October, 2017.

_____
NOTARY PUBLIC

MELISSA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____
My Comm. Exp. 3-16-2021