Karen Johnson Davidson County
Batch# 698810 DEEDQC
08/17/2021 10:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210817-0110985

This Instrument Prepared By:
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
702-736-6400

Reference: 446975

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Alex Wong, et al 1114 North 2nd Street Nashville, TN 37207	Alex Wong, et al 1114 North 2nd Street Nashville, TN 37207	Map/Parcel: 082 03 0 105.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Alex Wong, an unmarried man, an undivided one-half interest, and Douglas C. Wong and Pamela L. Wong, Trustees of the Wong Family Trust, dated March 28, 1997, an undivided one-half interest by these presents do hereby quitclaim and convey unto the said Alex Wong, an unmarried man and Douglas C. Wong, a married man as his sole and separate property, as joint tenants, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 1114 North 2nd Street, Nashville, TN 37207
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Being all of that certain property conveyed to ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON TO ALEX WONG, UNMARRIED AND AN UNDIVIDED ONE-HALF INTEREST TO DOUGLAS C. WONG AND PAMELA L. WONG, TRUSTEES, WONG FAMILY TRUST, DATED MARCH 28, 1997 from, by deed dated March 24, 2014 and recorded March 27, 2014, Instrument No 20140327-0025077 of official records.

Witness our hand this 9th day of FEBRUARY, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alex Wong

Douglas C. Wong, Trustee 2/15/21

Pamela L. Wong, Trustee 2/15/21

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Cherish Robinson, a Notary Public in and for said County and State, Alex Wong and Douglas C. Wong, Trustee and Pamela L. Wong, Trustee the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 1114 N. 2nd St. Nashville TN, 37207 this 9th day of Feb, A.D., 20 21.

CLR

NOTARY PUBLIC
Notary Commission Expires: 03/06/2024

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (5).

Subscribed and sworn to before me this the 9th day of FEBRUARY, 20 21.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 03/06/2024

ACKNOWLEDGMENT

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
County of Santa Clara)

On February 15th, 2021 before me, Veronica E. Sester, Notary Public
(insert name and title of the officer)

personally appeared Douglas C. Wong and Pamela L. Wong,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

NRO1 VERONICA E. SESTER
COMM. #2234127
Notary Public - California
San Mateo County
My Comm. Expires Mar. 15, 2022 NRO1

Signature Veronica Sester (Seal)

STATE OF TN
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn to before me, this the 9th **Day of** feb **20**21

Notary

CHERISH L. ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

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 ALL OF THAT CERTAIN PROPERTY CONVEYED TO TEXTA FROM TEXTB, BY DEED DATED TEXTC AND RECORDED TEXTD IN/AS TEXTE OF OFFICIAL RECORDS.

Being all of that certain property conveyed to ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON TO ALEX WONG, UNMARRIED AND AN UNDIVIDED ONE-HALF INTEREST TO DOUGLAS C. WONG AND PAMELA L. WONG, TRUSTEES, WONG FAMILY TRUST, DATED MARCH 28, 1997 from, by deed dated March 24, 2014 and recorded March 27, 2014, Instrument No 20140327-0025077 of official records.

Commonly known as: 1114 N 2ND ST, NASHVILLE, TN 37207

APN #: **082 03 0 105.00**

True Copy Certification

I, Monica Cotto, 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.

Signature Monica Cotto

State of Texas

Count of Dallas

On this 28th day of July, 2021, Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Monica Cotto, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allyn Morgan - Notary's Signature

My Commission Expires: 06/23/2024

Notary Seal

