Karen Johnson Davidson County
Batch# 931247 DEEDQC
10/19/2022 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221019-0113904

This Document Prepared By:
CALIFORNIA DOCUMENT PREPARERS
Contra Costa County, LDA No. 172
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Walnut Creek, California 94596
925-407-1010

After Recording, Return and Mail Tax Statements To:
Wendy Ung, as Trustee
3420 Lawton Street
San Francisco, CA 94122

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, WENDY UNG, a single woman, the GRANTOR,

Whose mailing address is 3420 Lawton Street, San Francisco, CA 94122;

hereby conveys and quitclaims to

WENDY UNG, as Trustee of THE WENDY UNG LIVING TRUST, U/A dated August 17, 2020, the GRANTEE,

Whose mailing address is 3420 Lawton Street, San Francisco, CA 94122;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

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

Per TCA 66-24-110 – The Legal Description appeared previously in the Warranty Deed, recorded on June 30, 2020, as Document No. 20200630-0070718 in Davidson County Records, Davidson County, Tennessee.

More commonly known as **327 WESTCHESTER DRIVE, MADISON, TN 37115.**

Assessor's Parcel Number: **042-14-0-115.00**

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 17 day of October, 2022

WENDY UNG

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public, WENDY UNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 17 day of October, 2022.

NOTARY PUBLIC

My commission expires: May 10, 2024

VALERIE JACKSON
Notary Public - California
Alameda County
Commission # 2326715
My Comm. Expires May 10, 2024

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

This is a transfer to an inter-vivos trust. The actual consideration or value, whichever is greater, for this transfer is zero dollars.

Dated this 17 day of October, 2022

WENDY UNG

Subscribed and sworn to before me this 17 day of October, 2022.

see attached JURAT

NOTARY PUBLIC

My commission expires: May 10, 2024

EXHIBIT "A"

The real property referred to herein, located in the City of Madison, County of Davidson, State of Tennessee, is more particularly described as follows:

TRACT I:
Land in Davidson County, Tennessee being Lot 18 on the Plan of Holiday Hills, Section 2, of record in Book 3700, page 19, Register's Office for said County.

Said Lot fronts 190.4 feet on the Westerly side of Westchester Drive and runs back 268.8 feet on the Northerly line and 182.70 feet on the Southerly line to a dead line in the rear on which is measures 179.80 feet.

TRACT II:
Land in Davidson County, Tennessee being shown as Tract "C" on the survey by Ernest S. Van Hoozer, T.R.L.S., #1484, 118 South Second Street, Pulaski, Tennessee 38476, dated June 12, 1990, and being the Southern part of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, page 28, Register's Office for said County described as follows:

To find the true point of beginning, start at a point North 240 feet, more or less, from the intersection of Westchester Drive and Holiday Drive, along the Easterly margin of Holiday Drive, being the Southwest corner of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, page 28, Register's Office for said County; thence leaving Holiday Drive North 84 degrees 53 minutes East 168.15 feet along the South line of Lot 16 of Holiday Hills Subdivision to a point, the true point of beginning; thence North 17 degrees 04 minutes West 114.58 feet to a point; thence North 82 degrees 59 minutes East 160.00 feet to a point in the East property line of Lot 16 of Holiday Hills Subdivision; thence South 44 degrees 07 minutes West 234.50 feet to the true point of beginning.

Being the same property conveyed to Erica S. Silverboard, an unmarried woman by Warranty deed from Christopher G. Steele and wife, Poppy D. Steele of record in Instrument No. 20150407-0030614 Register's Office for Davidson County, Tennessee; the said Erica S. Silverboard having since married Brandon Beard and is now known as Erica S. Beard.

Brandon Beard, spouse of Erica S. Beard joins in this conveyance to convey any and all interest he may have in this property, particularly and marital interest.

Commonly known as 327 Westchester Drive, Madison, TN 37115.

TAX PARCEL NUMBER: 042-14-0-115.00

JURAT

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 Alameda

Subscribed and sworn to (or affirmed) before me on this 17 day of, October

20 22 by Wendy Ung,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

VALERIE JACKSON
Notary Public - California
Alameda County
Commission # 2326715
My Comm. Expires May 10, 2024

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 10/17/2022

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

Tennessee Certification of Electronic Document

I, Ian M. Duncan, do hereby make oath that I am ~~a licensed attorney and~~/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/17/22 (date of document).

Ian M. Duncan
Affiant Signature

10/18/22
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

See CA jurat below.
Notary's Signature

MY COMMISSION EXPIRES: JUNE 24, 2023

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
CONTRA COSTA
Subscribed and sworn to (or affirmed)
before me on this 18TH day of OCTOBER, 20 22 by
IAN M. DUNCAN,
proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____
(Seal)

COREY PRIEST
COMM. #2290768
Notary Public - California
Alameda County
My Comm. Expires June 24, 2023

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