Karen Johnson Davidson County
Batch# 382284 DEEDQC
04/06/2020 03:33:26 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200406-0036432

This instrument prepared by:
Paul S. Parker
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED OF CORRECTION

ADDRESS OF NEW OWNER:
N 7th Seventh Street Rental, LLC
237 N. Almont Drive, #105
Beverly Hills, CA 90211

MAP PARCEL NO.: 071-16-0-233.0

SEND TAX BILL TO:
Susan Shouldis
N 7th Seventh Street Rental, LLC
237 N. Almont Drive, #105
Beverly Hills, CA 90211

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Debra DiGuglielmo and Susan Shouldis (sometimes "Grantors") do hereby assign, transfer and convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee (sometimes "the Property"), which is described below, unto N 7th Seventh Street Rental, LLC (sometimes "Grantee"), and its successors and assigns. The Property is described as follows:

> LAND in Davidson County, Tennessee, being Lots 190 and 191, as shown on the Map entitled Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.
>
> BEING the same property conveyed to Debra DiGuglielmo and Susan Shouldis, as tenants in common, by Quitclaim Deed from Michael Pearsall recorded in Instrument No. 20160412-0034863 dated the 7th day of July, 2016 and recorded the 25th day of July, 2016 Register's Office for Davidson County, Tennessee.

By way of explanation of this Quitclaim Deed of Correction, the Grantors, by a Quitclaim Deed of record in Instrument No. 20160725-0076227, Register's Office for Davidson County, Tennessee, under date of July 7, 2016, transferred certain real property to N 7th Street Rental, LLC, a Tennessee Limited Liability Company. The said Quitclaim Deed incorrectly reflected the legal description of another parcel of real property which the Grantors owned. It appears that the correct legal description for the real property conveyed to N 7th Street Rental, LLC should be as recited above.

Accordingly, it is the purpose of this Quitclaim Deed of Correction to revise and confirm that the correct legal description for the Property should be and is as set forth above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Affiant

Subscribed and sworn to before me this the 26 day of March, 2020.

Notary Public

My Commission Expires: 9/18/22

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This is improved property known as 1210 North 7th Street, Nashville, Tennessee 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. 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.

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DATED this the 26 day of MARCH, 2020.

Debra DiGuglielmo

STATE OF New Jersey
COUNTY OF Ocean)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra DiGuglielmo, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of March 2020.

Notary Public My Commission Expires: 4-26-2021

SUSAN VONKATTENGELL-KLIMAS
NOTARY PUBLIC NEW JERSEY
COMMISSION NO. 247844
MY COMMISSION EXPIRES 4-26-2021

DATED this the 26 day of March, 2020.

Susan Shouldis

Susan Shouldis

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Shouldis, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of MARCH, 2020.

Kim Cook
Notary Public

My Commission Expires: 6/8/2020

KIM COOK
Commission # GG 415
My Commission Expires
June 08, 2020