THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
The Perez Family Trust
14351 Chateau Lane,
Huntington Beach, CA, 92647

Send Tax Bill to:
New Owner

Map-Parcel Number
135-16-0A-117.00

State of Tennessee
County of DAVIDSON

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.
Michelle Martin
Affiant

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to
before me, this the 15
day of June 2021.
Notary Public
My Commission Expires:
4.6.22

QUITCLAIM DEED

FOR AND IN THE CONSIDERTAION OF THE SUM OF TEN AND 00/100ths ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, **ANTHONY PEREZ AND IVONNE PEREZ, husband and wife**, hereinafter called Grantors, have bargained and sold, and by these do convey and quitclaim to **THE PEREZ FAMILY TRUST, UDT: January 15, 2021**, all of the grantor's interest in a certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

See attached "Exhibit A"

Said property is conveyed also subject to such other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the June day of 15, 2021.

Anthony Perez

Ivonne Perez

Karen Johnson Davidson County
Batch# 659577 DEEDQC
06/18/2021 10:21:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210618-0082443

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANTHONY PEREZ AND IVONNE PEREZ,** , the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2021.

JEFF HERGESHEIMER
Notary Public - California
Los Angeles County
Commission # 2262437
My Comm. Expires Nov 9, 2022

Notary Public
My commission expires: 11/9/2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Tracts 8, 9 and 10 of Nashboro Village of record in Plat Book 5200, Page 186-189, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the Same property conveyed to Anthony Perez and Ivonne Perez, husband and wife, by Warranty deed from J. William Snodgrass and wife, Carla Ruth Snodgrass of record in Instrument No. 20200914-0104598 Register's Office for Davidson County, Tennessee, dated September 9, 2020 and recorded on September 14, 2020.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 186 through 189, Inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Book 4827, Page 14, Book 5425, Page 297, Book 5465, Page 561, Book 5588, page 429, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20150914-0093006, Instrument No. 20160516-0048519 and Instrument No. 20180612-0056546, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4828, Page 434 and Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.

- Easement to Colonial Pipeline of record in Book 3955, Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee and Minute Book 75, Page 192, Chancery Court for Davidson County, Tennessee.
- Overhead Power Lines Easements of record in Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 437, Page 14, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20140403-0027608, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1037 Flintlock Court, Nashville, Tennessee, 37217.