Karen Johnson Davidson County
Batch# 986522 DEEDQC
03/30/2023 08:32:50 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230330-0023027

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DANIEL G. BROWN
HOGE, FENTON, JONES & APPEL, INC.
411 BOREL AVENUE
SUITE 310
SAN MATEO, CA 94402-3512

OWNER (SEND TAX BILLS TO):

ROBERT G. PEREZ-BRACHE, TRUSTEE
PAMELA P. LEWIS-PEREZ, TRUSTEE
350 GEORGETOWN AVENUE
SAN MATEO, CA 94402-2249

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT G. PEREZ and PAMELA POWELL LEWIS-PEREZ, husband and wife (herein, "Grantor"), whose address is 350 Georgetown Avenue, San Mateo, CA 94402-2249, hereby bargains, sells, remises, releases, quit claims and conveys to ROBERT G. PEREZ-BRACHE AND PAMELA P. LEWIS-PEREZ, TRUSTEES, or any successors in trust, under the PEREZ FAMILY TRUST dated April 12, 2022 and any amendments thereto (herein, "Grantee"), whose address is 350 Georgetown Avenue, San Mateo, CA 94402-2249, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 213 Glenstone Circle, Brentwood, TN 37027-3916

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

[Signatures on the following pages]

PIN NO: 171 02 0A 102.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 21st day of March, 2023.

GRANTOR:

Robert G. Perez

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.

ACKNOWLEDGMENT

State of California
County of San Mateo)

On March 21, 2023 before me, Julie Koehler, Notary Public, personally appeared ROBERT G. PEREZ, 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.

Signature Julie Koehler (Seal)

JULIE KOEHLER
Notary Public - California
San Mateo County
Commission # 2309813
My Comm. Expires Nov 12, 2023

GRANTOR:

Pamela Powell Lewis Perez

Pamela Powell Lewis Perez

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.

ACKNOWLEDGMENT

State of California
County of San Mateo)

On 3/21/2023 before me, Julie Koehler Notary Public, personally appeared PAMELA POWELL LEWIS-PEREZ, 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.

Signature Julie Koehler (Seal)

JULIE KOEHLER
Notary Public - California
San Mateo County
Commission # 2309813
My Comm. Expires Nov 12, 2023

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

The actual consideration for this transfer is NONE.

Grantee:

Perez Family Trust dated April 12, 2022

Robert G. Perez-Brache, Trustee

Subscribed and sworn to under oath before me, this 21st day of MARCH, 2023 by Robert G. Perez-Brache, as Trustee of Perez Family Trust dated April 12, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/12/2023

JULIE KOEHLER
Notary Public - California
San Mateo County
Commission # 2309813
My Comm. Expires Nov 12, 2023

Grantee:

Perez Family Trust dated April 12, 2022

Pamela P. Lewis-Perez, Trustee

Subscribed and sworn to under oath before me, this 21st day of March, 2023 by Pamela P. Lewis-Perez, as Trustee of Perez Family Trust dated April 12, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/12/2023

JULIE KOEHLER
Notary Public - California
San Mateo County
Commission # 2309813
My Comm. Expires Nov 12, 2023

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 102, on the plan of Plan of Phase 3B, Brentwood Villa, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, and as established by the Master Deed of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7266, Page 84, Book 7423, Page 574, and Instrument 20071022012455l, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20171221-0130033 on December 21, 2017.

PIN NO: 171 02 0A 102.00

STREET ADDRESS:

213 Glenstone Circle, Brentwood, TN 37027-3916

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.