Karen Johnson Davidson County
Batch# 1159490 DEEDQC
07/18/2024 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240718-0054097

INSTRUMENT PREPARED BY
Summit Title & Escrow, LLC
6263 Poplar Avenue, Ste. 801
Memphis, TN 38119

Property Address:
2553 Sonar Street
Nashville, TN 37214

Grantee's Address:
14351 Chateau Lane
Huntington Beach, CA 92647

STATE OF California
COUNTY OF Orange

CORRECTIVE QUITCLAIM DEED*

KNOW ALL MEN BY THESE PRESENTS, that **Tony Luis Perez, a married man,**** (the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), do hereby bargain, remise, release, and quitclaim unto **Anthony L. Perez and Ivonne Z. Perez, Trustees of The Perez Family Trust, dated January 15, 2021** (the "Grantee") all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to wit:

> A certain condominium located in Davidson County, Tennessee, being Lot No. 8 of Condominium Plat, River Glen, Planned Unit Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Condominium Plat, River Glen, Planned Unit Development, Phase 5, Section 1, of record in Deed Book 6762, Page 208, Book 7566, Page 571, as amended in Instrument 20040915-0111299, and Plan of Phase 5, Section 1 of record in Plat Book 6900, Page 650, revised at Instrument No. 20011207-0135344, Instrument No. 20030305-0029504, and Instrument No. 20030319-0036614, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.
>
> Property Address: 2553 Sonar Street, Nashville, TN 37214
> Parcel No.: 052 13 0B 220.00

*Tony Luis Perez executes this Corrective Quitclaim Deed in order to correct the inadvertent error in the name of the Grantee on the Quitclaim Deed dated June 15, 2021, and recorded at Instrument No. 20210618-0082442, in the Register's Office for Davidson County, Tennessee. The Grantee on the aforementioned Quitclaim Deed was incorrectly identified as The Perez Family Trust, UDT: January 15, 2021. The correct name of the Grantee is Anthony L. Perez and Ivonne Z. Perez, Trustees of The Perez Family Trust, dated January 15, 2021. Tony Luis Perez executes this Corrective Quitclaim Deed to divest himself of any and all interest in the property municipally known as 2553 Sonar Street, Nashville, TN 37214, and more particularly described herein.

***The Grantor certifies that the herein property is strictly investment property and does not constitute as his homestead.

To have and to hold said tract(s) or parcel(s) of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right or title to said land or any of the rights, members, and appurtenances thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th of July, 2024.

Tony Luis Perez

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **Tony Luis Perez,** the bargainor(s), with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the within named bargainor(s) and who acknowledged the execution of the within instrument for the purposes herein contained.

Witness my hand, at office, this 12th day of July, 2024.

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025

Notary Public

My Commission Expires: 7-14-2025

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 7/12/2024 (date of document).

Affiant Signature

7/12/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 12 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27