Karen Johnson Davidson County
Batch# 1159510 DEEDQC
07/18/2024 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240718-0054127

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

Property Address:
3105 Penn Meade Way
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 **Anthony Perez and Ivonne Perez, husband and wife,** (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:

> Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Condominium Plat RIVER GLEN PLANNED UNIT DEVELOPMENT PHASE 5 SECTION 2 of record in Instrument No. 20031006-0147480 and as described in the Master Deed and Bylaws for RIVER GLEN a Horizontal Property Regime of record in Book 7566, Page 571; Instrument No. 20040915-0111299; Instrument No. 20040915-0111301, all in the Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Property Address: 3105 Penn Meade Way, Nashville, TN 37214
> Parcel No.: 052 13 0B 248.00

* Anthony Perez and Ivonne Perez execute 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. 20210618-0082444, 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. Anthony Perez and Ivonne Perez execute this Corrective Quitclaim Deed to divest themselves of any and all interest in the property municipally known as 3105 Penn Meade Way, Nashville, TN 37214, and more particularly described herein.

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.

Anthony Perez

Ivonne 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 **Anthony Perez and Ivonne 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