Karen Johnson Davidson County
Batch# 1371629 DEEDQC
01/22/2026 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260122-0005175

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by: Terri C. Harris, Esq.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

(AFFIX SEAL)

04-NSH25-10385

Address of New Owner:	Send Tax Bills to:	Tax Information:
Manuel Raul Gonzalez-Varela and Fernando Gonzalez Sosa 3402 Green Ridge Dr Nashville, TN 37214	Manuel Raul Gonzalez-Varela and Fernando Gonzalez Sosa 3402 Green Ridge Drive Nashville, TN 37214	097-05-0-005-00

CORRECTED QUITCLAIM DEED

(Correcting Quit Claim Deed of record in 20251028-0085906 in the Register's Office for Davidson County TN)

WHEREAS, by Quit Claim Deed dated October 28, 2025 and recorded on October 29, 2025 in **20251028-0085906** in the Register's Office for Davidson County, Tennessee, the Grantor herein conveyed to Grantees herein certain real property in Davidson County, Tennessee as further described in said Quit Claim Deed to which reference is made for a more complete description; and

WHEREAS, through inadvertence and scrivener's error, the conveyance deed mistakenly inverted the middle and last name of Grantee, Fernando Gonzalez Sosa ; and

WHEREAS, it was and still is the intent of the Grantor to properly convey the property to intended Grantees; and

NOW THEREFORE, the Grantor desires to execute this Quit Claim Deed of Correction so as to affect the conveyance by Grantor by correctly naming Grantees, as originally intended, as follows:

THIS INDENTURE made between, **Manuel Raul Gonzalez-Varela, an unmarried man,** hereinafter "First Party", and **Manuel Raul Gonzalez-Varela and Fernando Gonzalez Sosa, tenants in common with right of survivorship,** hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Hickory Bend, Section 7, which appears of record in Book 3600, page 29, Register's Office for said County; to which Plan reference is hereby made for a complete and accurate description thereof.
Being the same property conveyed to Manuel Gonzalez by Deed from Roger Ricard and wife, Melissa H. Ricard, by Phyllis Shaw, Attorney-In-Fact dated April 23, 1999 and recorded on April 28, 1999 of record as Book 11451, Page 585, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 097 05 0 005.00
Being also known as 3402 Green Ridge Drive, Nashville, TN 37214

Manuel Raul Gonzalez-Varela and Manuel Gonzalez are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3402 Green Ridge Drive, Nashville,TN 37214.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 20th day of January, 2026.

Manuel Raul Gonzalez-Varela

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Manuel Raul Gonzalez-Varela, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 20th day of January, 2026.

Notary Public My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Wrather *(custodian's name)*, 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 January 20, 2026 *(date of document)*.

Custodian's Signature

1/20/26
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 20th day of January, 2026.

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/29/28