Karen Johnson Davidson County
Batch# 1414236 DEEDQC
05/01/2026 02:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260501-0038988

ADDRESS NEW OWNER
Julia C. Valencia
Juliana Elita Valencia
2113 Skyglen Trace,
Cane Ridge, Tennessee 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
173-8-A 087.00CO

This instrument prepared by: Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information provided by by the parties and no title examination was performed.

QUITCLAIM DEED OF CORRECTION

This QuitclaimDeed of Correction was made and entered into on this 29th day of April 2026 by and between Guillermo L. Valencia and Julia C. Valencia, parties of the first part, and Julia C. Valencia and Juliana Elita Valencia, parties of the second part;

WHEREAS, on August 20, 2020 by Quitclaim Deed (hereinafter referred to as the 2020 Quitclaim Deed) recorded in Instrument No.20200827-0097482, Register's Office of Davidson County, Tennessee, Julia C. Valencia executed a Quitclaim Deed to convey any and all interest previously conveyed upon her to Julia C. Valencia and Guillermo L. Valencia, Wife and Husband. The mortgage company that conveyed the property never added Julianna's interest in the property and mistakenly interpreted Julia and Juliana as one and the same person; and

WHEREAS, said 2020 Quitclaim Deed is incorrect and defective as deed was an attempt to convey the interest of Juliana ElitaValencia to Guillermo L. Valencia and Julia C. Valencia without her consent and the deed incorrectly combined the identities of Julia C. Valencia and Juliana Elita Valencia; and

WHEREAS, the 2020 Quitclaim Deed did not correctly construe or recognize the prior deed with a reserved life estate unto Julia C. Valencia, to Juliana Elita Valencia by Quitclaim Deed (herein after referred to as the 2019 Quitclaim Deed) recorded as Instrument No. 20190110-0002563, Register's Office for Davidson County, TN; and

WHEREAS, Juliana Elita Valencia never conveyed her future interest to any person or entity; and

WHEREAS, the parties desire to correct the aforesaid 2020 Quit Claim Deed to restore the vesting of title as it was in the 2019 Quitclaim Deed.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the party of the second part to the party of the first part I, Julia C. Valencia and Guillermo L. Valencia , do hereby quitclaim and convey and reserve a life estate unto Julia C. Valencia and and convey the remainder future interest to Juliana Elita Valencia in the following described real property:

> **Land in Davidson County, Tennessee being Lot No. 7, on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision," of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.**
>
> **Being the same property conveyed Julia C. Valencia with a life estate and the remainder interest to Juliana Elita Valencia by deed of record in Instrument 20190110-0002563, RODCTN and also being the same property described in the defective deed of record in Instrument 20200827-0097482, RODC, TN.**
>
> **Upon review of the title to the property, it was determined that a prior conveyance in an instrument prepared by a mortgage company from Florida was made in error, in that it failed to properly reflect Juliana Elita Valencia's interest in the property and incorrectly identified Julia C. Valencia and Juliana Elita Valencia as the same person.**
>
> **At the time of execution of said conveyance, Julia C. Valencia did not understand the nature of the error, and Juliana Elita Valencia was not made aware thereof of the instrument prepared by the mortgage company until recently.**
>
> **The intent of this Quitclaim Deed of Correction is to correct said error and to vest title and the interests in the property to Julia C. Valencia and Juliana Elita Valencia, as reflected in the Quitclaim Deed of record in Instrument No. 20190110-0002563 in the Register's Office of Davidson County, Tennessee.**
>
> **This is improved real property commonly known as 2113 Skyglen Trace, Cane Ridge, Tennessee, 37013.**

Map and Parcel Number: **173-8-A 087.00CO**

WITNESS our hands this 29th day of April, 2026.

[THIS SPACE IS INTENTIONALLY LEFT BLANK]

Party of the First Part:

Julia C. Valencia

Guillermo L. Valencia

STATE OF TN }
COUNTY OF Davidson }

On this 29th day of April, in the year 2026, before me the undersigned, personally appeared Julia C. Valencia, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 29th day of April, 2026.

Notary Public

HEENABAHEN PATEL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

My Commission Expires: 11/05/2029

STATE OF TN }
COUNTY OF Davidson }

On this 29th day of April, in the year 2026, before me the undersigned, personally appeared Guillermo L. Valencia, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 29th day of April, 2026.

Notary Public

HEENABAHEN PATEL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029
DAVIDSON COUNTY

My Commission Expires: 11/05/2029

Parties of the Second Part:

Juliana Elita Valencia

STATE OF District of Columbia }
COUNTY OF District of Columbia }

On this 23rd day of April, in the year 2026, before me the undersigned, personally appeared Juliana Elita Valencia, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 23rd day of April, 2026.

Notary Public

My Commission Expires: 2-14-2027

TIMOTHY J BROWN NOTARY PUBLIC MY COMMISSION EXPIRES 2 14 2027 DISTRICT OF COLUMBIA

Timothy J. Brown
Notary Public, District of Columbia
My Commission Expires 2/14/2027

Certificate of Authenticity

I, Robert J. Notestine, III, 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 April 30. 2026.

AFFIANT SIGNATURE

April 30. 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 30 day of April, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/2030

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030