Karen Johnson Davidson County
Batch# 340686 AFFIDAVIT
01/09/2020 08:45:40 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200109-0003036

Record and Return Mail To:
This Instrument Prepared By:
Russ Cook and Associates, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

SCRIVENERS AFFIDAVIT TO CORRECT INSTRUMENT NUMBER 20191217-0129852

RE: Correction of Quitclaim Deed from Linda Jo Biggs, Successor Trustee of the Joe B. Davis and/or Ruby L. Davis Revocable Living Trust, to Tina C. Strickey and Christine J. Gallegos, of record in Instrument Number 20191217-0129852, Register's Office, Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now the undersigned, Alexander S. Fasching, and after first being duly sworn, does state that she is an attorney with the law firm of Russ Cook and Associates, P.C., and that the following statements are true to the best of his knowledge, information and belief:

1. Russ Cook & Associates, PC. prepared a Quitclaim Deed dated December 10, 2019, in which Linda Jo Biggs, Successor Trustee of the Joe B. Davis and/or Ruby L. Davis Revocable Living Trust conveyed certain real property to Tina C. Strickey and Christine J. Gallegos, said Quitclaim Deed having been recorded on December 17, 2019, in Instrument Number 20191217-0129852, Register's Office, Davidson County, Tennessee, which is attached hereto and incorporated herein by reference.

2. Said Quitclaim Deed, purely through error, identifies one of the grantees as "Tina C. **Strickey**." The correct spelling of the last name of this grantee is actually "Tina C. **Stickney**."

3. The purpose of this Affidavit is to attest and affirm that the mistake is an oversight error and that it does not in any way change or alter the understanding and intentions of the parties who executed said Quitclaim Deed.

FURTHER, AFFIANT SAYS NOT.

WITNESS my hand this 6 day of January, 2020.

Alexander S. Fasching, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Alexander S. Fasching**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of January, 2020.

D P Davidson
Notary Public

My Commission Expires:
7/6/2020



Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 330720 DEEDQC
12/17/2019 08:40:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
[redacted]
20191217-0129852

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Tina C. Strickey
501 Bismark Dr.
Nashville, TN 37210

Christine J. Gallegos
5250 Grassland Dr.
Murfreesboro, TN 37129

Send Tax Bills To:
Tina C. Strickey

Map and Parcel No.
095 10 0 027.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Linda Jo Biggs, Successor Trustee, Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Tina C. Strickey** and **Christine J. Gallegos,** ("Grantees"), as tenants in common, all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT I:
Being known as Tract No. 5 on copy of survey made by Cantrell, Connell and Morrison, Engineers, dated January 1958, described as follows:
Beginning at a point on the northwesterly margin of Bismark Drive, said point bring 280 feet northeasterly from the southerly corner of Lot 184 on the Map of Elm Hills Acres, Section IV; thence northwesterly with the line between Tract No. 4 and Tract No. 5, 387.1 feet, more or less, to a point; thence south 51 degrees 08' east 403 feet, more or less, to the beginning of a curve; thence around said curve, in the southwesterly direction 31.4 feet to a point in the margin of Bismark Drive; thence with the margin of said Drive, southwesterly 51.25 feet to the beginning.

TRACT II:
Land in the 3rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, described as follows:
Beginning at a point in the northeasterly margin of Sanborn Driver, being the easterly corner of the property conveyed to Buford A. Bentley and wife, Annie O. Bentley, by deed from William P. Nicholas, and wife, of record in Book 3859, Page 779, Register's Office for said County; thence along Bentley's northwest line northeasterly 205 feet, more or less, to the center of Sims Branch; thence along the meanderings of said center line northwesterly 326

feet to the center line of Mill Creek; thence along said center line southwesterly 262 feet, more or less, to the northerly corner, of the property conveyed to Charles H. Stevens and wife, Norma E. Stevens, by deed from Arnold Dale Mathis and wife, Nancy Boner Mathis, of record in Book 3913, page 326, thence along Steven's northeasterly line southeasteryly 352 feet, more or less, to the northwest corner of the dead end of Sanborn Drive; thence northwesterly along said dead end and across said drive to the point of beginning.

(Description from prior deed of record).

Being the same property conveyed to Joe B. Davis, Trustee, Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010, by Quitclaim Deed from the Joe B. Davis and/or Ruby L. Davis Revocable Living Trust, of record in Instrument Number 20100212-0011376, Register's Office, Davidson County, Tennessee. Joe B. Davis died on October 18. 2019, resulting in Linda Jo Biggs becoming sole Successor Trustee of the Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010.

This is improved property known as 501 Bismark Drive, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 10 day of December, 2019.

Linda Jo Biggs, Successor Trustee

Linda Jo Biggs, Successor Trustee
Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Linda Jo Biggs, Successor Trustee, Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2019.

Notary Public

My Commission Expires:
Feb 10th, 2021

JAMIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Feb. 10, 202

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Linda L. Biggs Successor Trustee
Affiant

Sworn to and subscribed to before me, this the 10th day of December 2019.

Notary Public

My Commission Expires: Feb 10th, 2021

JAMIE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Feb. 10, 20