Karen Johnson Davidson County
Batch# 860660 AFFIDAVIT
05/23/2022 12:35:31 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220523-0059610

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information Supplied by the Parties

SCRIVENERS AFFIDAVIT TO CORRECT INSTRUMENT NO. 20220315-0030088

RE: Correction of Quitclaim Deed from Bennett M. Spetalnick and Terrie L. Spetalnick, husband and wife, to Bennett M. Spetalnick and Terrie Lee H. Spetalnick, Co-Trustees, Spetalnick Family Revocable Living Trust Agreement dated March 8, 2022, of record in Instrument No. 20220315-0030088, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now the undersigned, Josh Tillman, and after first being duly sworn, does state that he is an attorney with the law firm of Cook Tillman Law Group, and that the following statements are true to the best of his knowledge, information and belief:

1. Cook Tillman Law Group, prepared a Quitclaim Deed dated March 8, 2022, in which Bennett M. Spetalnick and Terrie L. Spetalnick, husband and wife, conveyed certain real property to Bennett M. Spetalnick and Terrie Lee H. Spetalnick, Co-Trustees, Spetalnick Family Revocable Living Trust Agreement dated March 8, 2022, said Quitclaim Deed having been recorded on March 15, 2022, in Instrument No. 20220315-0030088, Register's Office, Davidson County, Tennessee, which is attached hereto and incorporated herein by reference.

2. The legal description that appears in said Quitclaim Deed is set forth as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Clearview, as of record in Book 843, Page 8, Register's Office for Davidson County, Tennessee.

SAID lot No. 24 fronts 125.00 feet on the easterly side of Crescent Road, formerly Wildwood Avenue, and runs back 160.2 feet on the northerly line and 130.2 feet on the southerly line to a dead line measuring 110.0 feet thereon.

Being the same property conveyed to **Bennett M. Spetalnick and wife Terrie L. Spetalnick**, by Warranty Deed dated June 20, 1991, from **Thomas T. Pennington and wife, Kathryn H. Pennington**, recorded in Book 8380, Page 19, Register's Office of Davidson County, Tennessee.

3. The foregoing legal description contains a scrivener's error. This error was unintentional. The proper legal description that should appear in the Quitclaim Deed (Instrument No. 20220315-003008) is as follows:

LAND in Davidson County, Tennessee, being Unit A & B Homes at 702 Crescent Road, as described in the Declaration of Covenants, Conditions and Restrictions dated January 13, 2017, recorded as Instrument No. 20170117-0005007.

Being the same property conveyed to **Bennett M. Spetalnick and wife Terrie L. Spetalnick**, by Warranty Deed dated June 20, 1991, from **Thomas T. Pennington and wife, Kathryn H. Pennington**, recorded in Book 8380, Page 19, Register's Office of Davidson County, Tennessee.

4. 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 19th day of May 2022.

Josh Tillman, Affiant

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 **Josh Tillman**, 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 19th day of May 2022.

Notary Public

My Commission Expires: 9/23/2024

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/23/2024

[redacted]

Karen Johnson Davidson County
Batch# 822636 DEEDQC
03/15/2022 01:18:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
[redacted]
20220315-0030088

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Bennett M. Spetalnick and Terrie Lee H. Spetalnick, Co-Trustees Spetalnick Famliy Revocable Living Trust 702 Crescent Road Nashville, TN 37205	New Owner	116 04 0R 001.00 116 04 0R 002.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Bennett M. Spetalnick and wife Terrie L. Spetalnick**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Bennett M. Spetalnick and Terrie Lee H. Spetalnick, Co-Trustees, Spetalnick Family Revocable Living Trust Agreement dated March 8, 2022** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Clearview, as of record in Book 843, Page 8, Register's Office for Davidson County, Tennessee.

SAID lot No. 24 fronts 125.00 feet on the easterly side of Crescent Road, formerly Wildwood Avenue, and runs back 160.2 feet on the northerly line and 130.2 feet on the southerly line to a dead line measuring 110.0 feet thereon.

Being the same property conveyed to **Bennett M. Spetalnick and wife Terrie L. Spetalnick**, by Warranty Deed dated June 20, 1991, from **Thomas T. Pennington and wife, Kathryn H. Pennington**, recorded in Book 8380, Page 19, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Terrie L. Spetalnick and **Terrie Lee H. Spetalnick** are one and the same person.

This is improved property known as: **702 Crescent Road, Nashville, TN 37205.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of March 2022.

Bennett M. Spetalnick

Terrie L. Spetalnick

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 **Bennett M. Spetalnick**, 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 8th day of March 2022.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

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 **Terrie L. Spetalnick**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March 2022.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed to before me, this the 8th day of March 2022.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023