Karen Johnson Davidson County
Batch# 864889 DEEDQC
05/31/2022 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220531-0062723

# CORRECTIVE QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Walton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-29-25
(AFFIX SEAL)

GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
Rudy Tile & Escrow LLC
2012 21st Ave S., Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jose R. Frias and wife Ruth M. Frias** | **NEW OWNER** | |
| (NAME) **1900 Nancy Beth Lane** | (NAME) | **034070A17200CO** |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**WHEREAS**, Lazaro Salas Rojas, a/k/a Lazaro Salas, and Ruth M. Frias, were the owners of 1900 Nancy Beth Lane, Madison, TN 37115, M/P 034070A17200CO, (the "Property") by Warranty Deed for record at Instrument No. 20080813-0083343, Register's Office Davidson County, Tennessee;

**WHEREAS**, Mr. Salas prepared an filed a Quitclaim Deed, conveying his interest in the Property to Jose R. Frias, of record at Instrument No. 20141029-0099835, Register's Office Davidson County, Tennessee;

**WHEREAS**, said Quitclaim Deed inadvertently omitted Mr. Salas's maternal surname, Rojas. Such omission was the result of a scrivener's error;

**WHEREAS**, Ruth M. Frias is the wife of Jose R. Frias;

**NOW THEREFORE**, for and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lazaro Salas Rojas ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Jose R. Frias ("Grantee") his successors and assigns, that 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. 26 on the Plan of Final Subdivision Plat of Harbor Village, Phase III of record in Plat at Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jose R. Frias, married, by Quitclaim deed from Lazaro Salas, not married of record in Instrument No. 20141029-0099835 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on October 29, 2014.
>
> Being also the same property conveyed to Lazaro Salas Rojas and Ruth M. Frias, by Warranty Deed of record at Instrument No. 20080813-0083343, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Said Ruth M. Frias joins in this instrument in acknowledgement of her continuous interest in the property under the original Warranty Deed.

This is improved property known as: 1900 Nancy Beth Lane, Madison, TN 37115

Witness my hand this the 7th day of April, 2022.

GRANTOR:

Lazaro Salas Rojas

Lazaro Salas Rojas

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 Lazaro Salas Rojas (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of April, 2022.

Notary Public
My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 04-07-2022 (date of document).

Kayla Short
Affiant Signature

04-07-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 7TH day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

