THIS INSTRUMENT PREPARED BY:
Broker Title and Escrow, LLC
1404 17th Ave South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1223285 AFFIDAVIT
01/06/2025 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250106-0000926

SCRIVENER'S AFFIDAVIT

WHEREAS, Leticia R. Tullis, ("Grantor") conveyed to Victor Varela ("Grantee") by a Quitclaim Deed, recorded in Instrument No. 20210107-0003126, in the Register's Office for Davidson County, Tennessee, the property commonly known as 219 Tusculum Road, Antioch, TN 37013.

WHEREAS the property conveyed was described as:

Land in Antioch, Davidson County, Tennessee, being bounded on the north by Tusculum Road, on the East by Malone, on the South by Malone and McGee, and on the West by Metro Government and Christian Properties and being described according to a Mortgage Loan Inspection with a composite description based on surrounding properties by Campbell, McRae and Associates Surveying, Inc., Stanley Glenn McRae, Tennessee R.L.S. #1673 dated October 18, 1999, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Tusculum Road, said point being the northwest corner of the Malone Family Trust Land, as shown on the Resubdivision of Section One, Malone Subdivision (Book 8250, Page 508), Register's Office for Davidson County, Tennessee; thence with said Malone using the calls shown on said resubdivision plat, S35 degrees 02'59"W, 249.88 feet to a point; thence S27 degrees 18'20"W, 127.55 feet to a point; thence S 01 degrees 04'30 11W 28.62 feet to a point in the northerly line of the William T. Malone Land (Book 4252, Page 151), said Register's Office; and being the northeast corner of Reserved Parcel C as shown on the adjacent subdivision plat of Fair Oaks Subdivision S88 degrees 11' OO"W, 161.50 feet to a point in the easterly line of the Metro Government Land {Book 5575, Page 318), said Register's Office. Also shown as reserved Parcel A on said Fair Oaks Subdivision plat; thence with said Metro Government Land using the calls as shown on Fair Oaks Subdivision plat, N02 degrees 04'00"W, 191.27 feet to a point; thence N15 degrees 06'40"W 329.51 feet to a point in the easterly line of Lot 31 of said Fair Oaks Subdivision, and being the Christian Properties Land {Book 11149, Page 105), said Register's Office; thence with said Lot 31 as shown on said Fair Oaks subdivision plat, N22 degrees 09'E, 25.00 feet to a point in said southerly margin of Tusculum Road; thence with said southerly margin easterly 480 feet (Field Measured) to the point of beginning.

Being the same property conveyed to Victor Varela and Leticia Varela, husband and wife by Warranty Deed from Joseph Dick, unmarried dated November 28th 2006 and recorded December 5th 2006 of record in Instrument No. 20061205-0149959 said Register's Office, Davidson County, Tennessee.

Leticia Varela and Leticia R. Tullis is the same person.

WHEREAS a "scrivener's error" was made in the Date of Execution and the Notary acknowledgement of the said Quitclaim Deed.

NOW THEREFORE, Greg Fairbetter, ("Affiant") makes the following statements:

I, Greg Fairbetter, acted as the Notary Public in the execution of the Quitclaim Deed wherein Leticia R. Tullis conveyed property to Victory Varela. I was made aware of the Date of Execution and the Notary acknowledgement was incorrect and this was the result of a "scrivener's error" by the Affiant or a member of his staff and it was my intention that the said Quitclaim Deed be properly dated and notarized.

The date of execution and the notary clause on the Quitclaim Deed to be corrected as follows:

WITNESS, my hand this 24th day of December, 2020.

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 Leticia R. Tullis, 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 seal this 24th day of December, 2020.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11.3.20

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Greg Fairbetter

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 Greg Fairbetter, 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 6th day of January, 2025.

COURTNEY GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Public
My Commission Expires: 3/22/26.

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/6/25 (date of document).

Affiant Signature

1/6/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

