Karen Johnson Davidson County
Batch# 1281825 DEEDQC
06/05/2025 03:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250605-0044440

This Instrument Prepared By,
and after recording return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

TRUSTEE'S DEED OF CORRECTION AND QUITCLAIM DEED

I, Benjamin Seamon, of Brentwood, Tennessee after being duly sworn, hereby certify that the vesting within a TRUSTEE'S QUITCLAIM DEED executed by David G. Rogers, as Trustee for Sharon Marie Hayes, ("Grantor") and recorded in 20250306-0016900, Davidson County Register of Deeds Office in and for Davidson County, Tennessee, said ("Grantee"), was recited in error.

WHEREAS, by TRUSTEE'S QUITCLAIM DEED of record in Instrument Number 20250306-0016900, Register's Office for Davidson County, Tennessee, David G. Roger, as Trustee for Sharon Marie, Hayes, (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to Larry Cox (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said TRUSTEE'S QUITCLAIM DEED contained an error and oversight in the vesting of the property intended to be conveyed which was recited as follows:

I, David G. Rogers, as Trustee for Sharon Marie Hayes, in the above captioned cause, and Not Otherwise ("Grantor"), hereby convey, remise, release and forever quitclaim Larry Cox, ("Grantees"), heirs, successors and assigns, all of the Debtor's right, title and interest in and to certain tracts of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

WHEREAS, it was later discovered by the parties to the said TRUSTEE'S QUITCLAIM DEED that the vesting to said ("Grantee") of the intended subject property was recited incorrectly in the TRUSTEE'S QUITCLAIM DEED; and

WHEREAS, the parties to the said TRUSTEE'S QUITCLAIM DEED are now pleased to herein correct the Vesting of the property intended by the parties to be conveyed in the said TRUSTEE'S QUITCLAIM DEED as follows,

I, David G. Rogers, as Trustee for Sharon Marie Hayes, in the above captioned cause, and Not Otherwise ("Grantor"), hereby convey, remise, release and forever quitclaim **Les Lazarus**, ("Grantees"), heirs, successors and assigns, all of the Debtor's right, title and interest in and to certain tracts of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said ("Larry Cox") Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Said Lot No. 29 and part of Lot No. 26 front 100 feet on the southerly margin of Pima Road, formerly Walnut Avenue, and extends back between parallel lines 150 feet, to a line in the rear on which it measures 100 feet.

Being the same property conveyed to Shron M Hayes, unmarried, by deed dated 03/26/1999, from Norma Jean Bush and husband, William R. Bush, Jr., of record in Book 11404, page 424, Register's Office for said County.

Being also known as 509 Pima Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said ("Les Lazarus") grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said TRUSTEE'S QUITCLAIM DEED of record in Instrument Number 20250306-0016900, Register's Office for said County.

The purpose of this affidavit is to attest and affirm that the mistake in the vesting contained in said TRUSTEE'S QUITCLAIM DEED of said instrument is an oversight error, and that the VESTING should have read as stated above.

The purpose of this Grantor ("Larry Cox") joining in this is to grant and convey any and all interest he may have by operation of law, and to attest and affirm that the mistake in the vesting contained in said TRUSTEE'S QUITCLAIM DEED of said instrument is an oversight error, and that the VESTING should have read as stated above.

IN WITNESS THEREOF the parties have executed this instrument as of this 5TH day of June, 2025.

GRANTORS:

Larry Cox

Affiant

Benjamin Seamon

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Larry Cox the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5TH day of June, 2025.

Notary Public

My commission expires: 9-6-26

State of Tennessee
County of Davidson

Personally came before me this Benjamin Seamon, this day of June 5TH, the above named to me known to be the person who executed the foregoing instrument and acknowledged the same to be his free act and deed.

Notary Public

My Commission Expires: 9-6-26

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The **actual value** or consideration, whichever is greater, **for this** transfer is greater) is ___$-0-___.

AFFIANT

Sworn to and subscribed before me this the 5th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 9-6-26



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/5/25.

Affiant Signature

6/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

