Karen Johnson Davidson County
Batch# 1371623 DEEDQC
01/22/2026 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260122-0005166

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY 20th OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28
(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by:

04-NSH25-10388

Address of New Owner:	Send Tax Bills to:	Tax Information:
Manuel Raul Gonzalez-Varela and Fernando ~~Gonzalez~~ Gonzalez Sosa 637 Larchwood Drive Nashville, TN 37214	Manuel Raul Gonzalez-Varela and Fernando Gonzalez Sosa 3402 Green Ridge Drive Nashville, TN 37214	097-09-0-015-00

CORRECTING QUIT CLAIM DEED OF RECORD IN 20251029-0085938

CORRECTED QUITCLAIM DEED

WHEREAS, by Quit Claim Deed dated October 28, 2025 and recorded on October 29, 2025 in 20251029-0085938 in the Register's Office for Davidson County, Tennessee, the Grantor herein conveyed to Grantees herein certain real property in Davidson County, Tennessee as further described in said Quit Claim Deed to which reference is made for a more complete description; and

WHEREAS, through inadvertence and scrivener's error, the conveyance deed mistakenly inverted the middle and last name of Grantee, Fernando Gonzalez Sosa ; and

WHEREAS, it was and still is the intent of the Grantor to properly convey the property to intended Grantees; and

NOW THEREFORE, the Grantor desires to execute this Quit Claim Deed of Correction so as to affect the conveyance by Grantor by correctly naming Grantees, as originally intended, as follows:

THIS INDENTURE made between, Manuel Raul Gonzalez-Varela, an unmarried man, hereinafter "First Party", and Manuel Raul Gonzalez-Varela and Fernando Gonzalez Sosa, tenants in common with right of survivorship, hereinafter "Second Party":

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot Number 27 on the Plan of Hickory Bend, Section 7, of record in Book 3600, Page 29 , Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Manuel Raul Gonzales Varela by Warranty Deed from Larry Cox dated January 31, 2024 and recorded on February 01, 2024 of recorded in Instrument No. 202402010007070, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee dated November 08, 2023 and recorded on November 14, 2023 of recorded in Instrument No. 202311140088777, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James M. Scott and Kimberly A. Pond, both unmarried, as joint tenants with rights of survivorship by Warranty Deed from Amy L. Gibson and husband, Charles Gibson, III dated May 28, 2008 and recorded on June 06, 2008 of recorded in Instrument No. 200806060058508, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as:637 Larchwood Drive, Nashville, TN 37214

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 20th day of January, 2026.

Manuel Raul Gonzalez-Varela

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Manuel Raul Gonzalez-Varela, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna,Tennessee, this 20th day of January, 2026.

Notary Public

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Wrather *(custodian's name)*, 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 January 20, 2026 *(date of document)*.

Custodian's Signature

1/20/26
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 20th day of January, 2026.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

MY COMMISSION EXPIRES: 2/29/28