THIS INSTRUMENT WAS PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1387795 AFFIDAVIT
03/03/2026 02:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260303-0016912

SCRIVENER'S AFFIDAVIT

I, Greg Fairbetter, as owner of Broker Title & Escrow, LLC, my office prepared the Quitclaim Deed by and between **Les Lazarus, a married man** (Grantor) and **April Gallegos, an un-married woman,** (Grantee) as of record in Instrument No. 20170807-0080559, dated July 31, 2017, of record in Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

1. The legal description for the above recorded Quitclaim Deed contained the wrong Lot Number of the Subdivision. This conveyance was done purely through a scrivener's error and is being corrected through this Scrivener's Affidavit.

2. In order to correct the above error, the correct legal description for the Quitclaimd Deed should read as follows:

"Land in Davidson County, Tennessee being Lot No. 317 on the Map of Miro Meadows, Second Addition of record in Book 1424, page 112, Register's Office for Davidson County, to which reference is hereby made for a more particular description.

Said Lot No. 317 fronts 86 feet on the North side of Ainlay Drive, and runs back between lines, 175 feet on the West line and 167.4 feet on the east line to a dead line in the rear on which it measures 86.1 feet."

NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Quitclaim Deed conveyed to April Gallegos, an un-married woman.

Witness my hand this 3rd day of March, 2026.

Greg Fairbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Greg Fairbetter with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2026.

My Commission Expires:
3/22/26

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

Notary Public

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 3/3/26 (date of document).

Affiant Signature

3/3/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2026

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

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL