BILL GARRETT, Davidson County
Trans:T20120013961 AFFIDAVIT
Recvd: 02/27/12 11:02 4 pgs
Fees:22.00 Taxes:0.00
20120227-0016600

This Instrument prepared by
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, TN 37210

SCRIVENER'S AFFIDAVIT TO CORRECT QUITCLAIM DEED

WHEREAS, on April 29, 2010, Maurine V. Johnson, as grantor, executed a Quitclaim Deed conveying all her rights, title, life estate, and interest in and to real property located at 4790 Trousdale Drive, Nashville, TN 37220 to the Maurine V. Johnson Living Trust Agreement; and

WHEREAS, this Quitclaim Deed dated April 29, 2010, was recorded on May 6, 2010, in Instrument No. 20100506-0034791, Register's Office for Davidson County, Tennessee; and

WHEREAS, the recorded Quitclaim Deed on its face contained a scrivener's error in the first paragraph of the Quitclaim Deed describing the conveyance to the grantee which omits the words "June Johnson Woodard, Trustee" of the Maurine V. Johnson Living Trust; and

WHEREAS, the first paragraph of the recorded Quitclaim Deed contains the word "Agreement" which is unnecessary additional language for describing the Maurine V. Johnson Living Trust; and

WHEREAS, Maurine V. Johnson's intent was to convey all her rights, title, life estate, and interest in and to her real property located at 4790 Trousdale Drive, Nashville, TN 37220 to June Johnson Woodard, Trustee of the Maurine V. Johnson Living Trust; and

WHEREAS, it is the intent of the preparer of this Quitclaim Deed recorded in Instrument No., 20100506-0034791, Register's Office for Davidson County, Tennessee, to correct and fully implement the intent of the grantor, Maurine V. Johnson, in this conveyance to her Living Trust; and

NOW THEREFORE, the scrivener's error contained in the erroneous language of the Quitclaim Deed of record in Instrument No. 20100506-0034791, Register's Office for Davidson County, Tennessee, which incorrectly describes the grantee in the first paragraph of said instrument shall be fully corrected as follows:

"For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Maurine V. Johnson, hereinafter called grantor, has bargained and sold and by these presents do hereby quitclaim and convey to June Johnson Woodard, Trustee of the Maurine V. Johnson Living Trust, all of my rights, title, life estate, and interest in and to the following described tract of land, to-wit"

The descriptions, words, and all other terms of the Quitclaim Deed recorded in Instrument No. 20100506-0034791, shall remain the same without modification and of the same legal effect.

A copy of said Quitclaim Deed being corrected is attached as Exhibit A hereto.

Witness my hand and signature on this document on this the 27th day of February, 2012.

Mark A. Ellmore
Attorney at Law

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 Mark A. Ellmore, Attorney at Law, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2012.

My commission expires: 11-17-2014

Notary Public

CINDY J. FOX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

"EXHIBIT A"

This Instrument Prepared By:
Law Office of Mark A. Ellmore
1909 Lebanon Pike
Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20100027343 DEEDQC
Recvd: 05/05/10 15:28 2 pgs
Fees:12.00 Taxes:0.00
20100506-0034791

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Maurine V. Johnson**, hereinafter called Grantor, has bargained and sold and by these presents does hereby quitclaim and convey to the **Maurine V. Johnson Living Trust Agreement**, all of my rights, title, life estate and interest in and to the following described tract of land to wit.

LAND in Davidson County, Tennessee, being Lot No. 3A on the Plan of Magnolis Hall Zone Lot Division of Lot 3, of record in Book 5200, page 797, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Maurine V. Johnson by Warranty Deed from Clinton S. Jackson, Jr. and wife, Josephine Jackson of record in Book 7897, page 815, Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 5200, page 797 and Book 6213, page 359 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This Instrument was prepared by information provided by the Grantor. No new title search was done.

The above reference property is the primary residence of the Grantor.

The improved property is known as 4790 Trousdale Drive, Nashville, TN 37220.

WITNESS my hand and seal on this 29th day of April, 2010.

Maurine V. Johnson

Maurine V. Johnson

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 **Maurine V. Johnson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the bargainor, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 29th day of April, 2010.

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

My Commission Expires

Elizabeth G. Christmas
Notary Public

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Maurine V. Johnson
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

Sworn to and subscribed before me this 29th day of April, 2010.

My Commission Expires

Elizabeth G. Christmas
Notary Public

NAME AND ADDRESS OF NEW OWNER	SEND PROPERTY TAX STATEMENT TO:	MAP & PARCEL NO.
Maurine V. Johnson Living Trust Agreement 4790 Trousdale Dr. Nashville, TN 37220	June Johnson Woodard 509 Hearthstone Circle Brentwood, TN 37027	146-04-169 6DU19892