BILL GARRETT, Davidson County
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20160421-0039000

# Scrivener's Affidavit of Preparation of Warranty Dee

*(reference to Warranty Deed of record Instrument No. 20160401-0030980 )*

State of Tennessee
County of Davidson

Comes now Brian Lavoy Payne, Attorney at Law, PLLC by and through its authorized agent, and states on oath:

1. That Brian Lavoy Payne, Attorney at Law, PLLC prepared a certain Warranty Deed dated March 31, 2016 wherein EILEEN MARIE USMAN, UNMARRIED, was the Grantor, and DAVID DANIEL JERNIGAN AND WIFE, MARIA ELIZABETH JERNIGAN, were the Grantees;
2. That said Warranty Deed contained scrivener's errors in reference to the grantor and grantees;
3. That said Warranty Deed should have stated "EILEEN MARIE USMAN, UNMARRIED, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey to DAVID DANIEL JERNIGAN AND WIFE, MARIA ELIZABETH JERNIGAN, hereinafter referred to as the Grantees, their successors and assigns";
4. That said Warranty Deed was properly signed by the Grantor and properly acknowledged;
5. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20160401-0030980 on April 1, 2016;
6. That this affidavit is given to ***explain and correct this mistake*** and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Brian Lavoy Payne, Attorney at Law, PLLC
By: _____
Brian Lavoy Payne, Authorized Agent

Subscribed and sworn to before me the undersigned on this 21st day of April, 2016.

Donna G. Thienel
Notary Public

My Commission Expires: July 8, 2019

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Acknowledgment**

**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 Brian Lavoy Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is authorized by Brian Lavoy Payne, Attorney at Law, PLLC, to execute this instrument on its behalf by himself as such Authorized Agent.

**Witness by hand and seal at Nashville, Tennessee this 21st day of April, 2016.**

Donna G. Thienel
**Notary Public**

**My commission expires:** July 8, 2019

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC ~ 3200 West End Avenue, Suite 500 ~ Nashville, Tennessee 37203