Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record Instrument No. 20160713-0071787, DCROD)

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 July 8, 2016 wherein ARTHUR D. JENKINS, SURVIVING TENANT BY THE ENTIRETY OF MARY CATHERINE JENKINS, was the Grantor, and KENNETH BARRY BONIFAY, TRUSTEE OF THE KENNETH BARRY BONIFAY LIVING TRUST U/A DATED JULY 2, 2016, was the Grantee;
2. That said Warranty Deed contained a scrivener's error in reference to the date of the living trust;
3. That said Warranty Deed should have stated as the grantee, "KENNETH BARRY BONIFAY, TRUSTEE OF THE KENNETH BARRY BONIFAY LIVING TRUST U/A DATED JULY 2, **2013**";
4. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20160713-0071787 on July 13, 2016;
5. 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 30th day of August, 2016.

_____
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 30th day of August, 2016.

_____
Notary Public

My commission expires: July 9, 2016

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

BILL GARRETT, Davidson County
Trans:T20160076771 AFFIDAVIT
Recvd: 09/01/16 13:25 1 pgs
Fees:12.00 Taxes:0.00
20160901-0092071