Instrument prepared by:

Advantage Title & Escrow

3325 Aspen Grove Dr, Ste. 104
Franklin, TN 37067
615-777-2011
#

Bill Garrett Davidson County
Batch# 91407 AFFIDAVIT
05/14/2018 10:21:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180514-0045747

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF WILLIAMSON

(Reference to Warranty Deed **of record in** Instrument No. **20030107-0002629,**
Register's Office for **Davidson** County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. **That Advantage Title and Escrow, Inc.** prepared a certain **Warranty Deed**, which appears of record in Instrument No. **20030107-0002629,** in the Office of the Register of **Davidson** County, Tennessee

2. **THAT WHEREAS**, by inadvertence and mistake, herein above said **Warranty Deed** contained the following scrivener's errors in the **Legal Description** :

Being Lot No. 61B, Zone Lot Division, Lots Nos. 60 through 63, Page 8, amending Plat Book 6250, Page 364, Register's Office for Davidson County, to which reference is made for a more complete description.

3. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the **Legal Description** on the **Warranty Deed** should read:

Being Lot No. 61B, on the Plan of Chelsea of Priest Lake, Section, One-B, Zone Lot Division, Lots Nos. 60 through 63, Page 8, amending
Plat Book 6250, Page 364, Register's Office for Davidson County, to which reference is made for a more complete description.

All other matters contained in said **Warranty Deed** remain the same.

FURTHER, Affiant saith not.

President

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Franklin, TN on this 1st day of May, 2018.

Notary Public, commission expires

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF DECEMBER, 2002. Notary Public MY COMMISSION EXPIRES: May 28, 2006. 10/23/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Adantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery D. Mitchener	Jeffery D. Mitchener	136-15-99
(NAME)	(NAME)	
3543 Gondola Drive	3543 Gondola Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Doug M. Habbena and wife, Dawn Habbena, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery D. Mitchener, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

missing subdivision

Being Lot No. 61B, Zone Lot Division, Lots Nos. 60 through 63, of record in Plat Book 6250, Page 8, amending Plat Book 6250, Page 364, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Doug M. Habbena and wife, Dawn Habbena, by deed of record in Book 8343, Page 754, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Doug M. Habbena and wife, Dawn Habbena by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in instrument no. _____, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ■ property, known as 3543 Gondola Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDMAVR
Recvd: 01/07/03 12:43 2pgs
Fees:13.00 Taxes:288.00
[redacted]
20030107-0002629

Witness my/our hand(s) this 26th day of December, 2002.

Doug M. Habbena by Carolyn Adcock Attorney in Fact

Doug M. Habbena

Dawn Habbena by Carolyn Adcock Attorney in Fact

Dawn Habbena

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of December, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Doug M. Habbena and Dawn Habbena and who acknowledged that they executed the same as the free act and deed of the said Doug M. Habbena and wife, Dawn Habbena, through Power of Attorney granted her by the said Doug M. Habbena and wife, Dawn Habbena.

Witness my hand and official seal at Nashville, Tennessee this 26th day of December, 2002.

Commission expires: May 28, 2006

~~Beth Triplett~~ Victor Hazelwood

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires May 28, 2006