Karen Y Johnson Davidson County
Batch# 143940 AFFIDAVIT
09/21/2018 02:06:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180921-0093868

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal Indebtedness for Tennessee tax recording purposes if $0.

SCRIVENER'S AFFIDAVIT

Comes now, EMILY MOORE, hereinafter referred to as Affiant, on this 21st day of September, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. The affiant is an employee of Rudy Title & Escrow, LLC.

2. On August 31, 2018, Rudy Title and Escrow, LLC recorded a Warranty Deed for real property located at 172 Antler Ridge Circle, Nashville, TN 37214, executed by Beverly J. Orr, unmarried conveying said property to Jarius Rutledge and Roy Rutledge, Jr. of record in Instrument No. 20180831-0086489, Register's Office for Davidson County, Tennessee.

3. This Scrivener's Affidavit is being filed to correct the spelling of the names to Jairus Rutledge and Roy Rutledge, Jr.

4. This Affidavit is made to correct any defect in title by reason of the aforesaid Defective instrument by showing that the defect resulted from a scrivener's error and not the intentional act of the parties.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Emily Moore, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

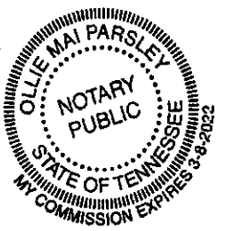
Witness my hand and official seal this 21st day of September, 2018.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

JM-EXIT-18-172-13 (EM)



STATE OF TENNESSEE 21322
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2018.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 8/2022

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113
NAME ADDRESS

Address New Owner(s) as Follows:	Send Tax Bills To:
Jarius Rutledge (Name)	(Name)
172 Antler Ridge Circle (Street Address or Route Number)	(Street Address)
Nashville, TN 37214 (City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 135479 DEEDWARR
08/31/2018 09:47:12 AM 2 pgs
Fees: $13.00 Taxes: $717.80
[redacted]
20180831-0086489

Map-Parcel Number(s):

FOR AND IN 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, I/WE, Beverly J. Orr, unmarried
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jarius Rutledge and Roy Rutledge, Jr.
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:

Land in Davidson County, Tennessee being Unit No. 13 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions and Restrictions for Woodland Point Townhomes or record as Instrument No. 20020904-0107261. and Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration beingcollectively referred to as the "Declaration"), to which reference is hereby made.

BEING the same property conveyed to Beverly J. Orr, unmarried, by Warranty Deed from Jessica S. Hammonds n/k/a Jessica S. Hammonds Head and husband, Thomas Michael Head,dated January 25, 2011, filed of record in Instrument No. 20110127-0007549, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 172 Antler Ridge Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

Witness his/her/their hand(s) this 28th day of August, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-2017-H-17213