AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37062

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37062

Karen Y Johnson Davidson County
Batch# 179447 AFFIDAVIT
01/02/2019 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190102-0000139

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Triston Jacobs, (the "Affiant"), who being sworn, duly deposes as follows:

The, (Affiant) prepared a Warranty Deed recorded on November 26, 2018 of record in Instrument Number 20181126-0115036, Register's Office for Davidson County, Tennessee, for a transaction involving the property known as: 2406 Booker Street Nashville, TN 37208, whereas Darren L. Griggs, hereinafter referred to as Grantors conveyed their interest in said property to Adam Scully Richard Ice, hereinafter called the Grantee.

1. **A Scrivener's Error was made in that the Grantee's name is incorrect.**

2. **The correct Grantee name is Adam Scully and wife Tia Scully. Correct instrument attached as Exhibit A.**

3. **The purpose of this affidavit is to put all parties on notice of the above-described errors and to correct the same.**

Triston Jacobs

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Triston Jacobs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2018.

Notary Public

My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Exhibit A

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 401
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 16 day of Nov 2018

Notary Public
My commission expires: 1-21-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Adam Scully 2406 Booker Street Nashville, TN 37208	New Owner	092-07-0-211.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darren L. Griggs**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Adam Scully and wife Tia Scully**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 35 feet on the northerly side of Booker Street, formerly Harden Street, and runs back between lines, 93 feet on the easterly line and 90 feet 4 inches on the westerly line, to an alley in the rear, measuring 35 feet thereon.

Being the same property conveyed to Rexie Allen Greenfield (a/k/a Rexye Allen Greenfield a/k/a Rexye A. Greenfield) by deed from W. R. Greenfield dated August 22, 1967 of record in Book 4168, page 95, Register's Office for Davidson County, Tennessee. Said Rexye A. Greenfield died testate on September 20, 1997. Affidavit of Inheritance of record as Instrument No. 20010418-0038289, Register's Office for Davidson County, Tennessee, states that the subject property was devised by the decedent to Lisa Griggs per the terms of the will recorded in Will Book 216, page 547, Office of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 97P-1695.

The said Lisa Griggs having died without a Will in Jefferson County, Kentucky leaving her husband Darren L. Griggs and their two children, Darren Allen Griggs and Darlan Rexye Griggs as her only heirs. For further evidence see Affidavit of Heirship recorded on April 23, 2017 in Instrument Number 20180423-0037868, Davidson County, Tennessee.

Darren L. Griggs was appointed Administrator of the Estate of Lisa D. Griggsby and Guardian of the District Court of Jefferson County, Kentucky, Case No. 18P000943. No ancillary probate was required in Tennessee. Pursuant to Tenn. Code Ann. 31-2-103, title to the parcel of improved real property located described above vested in equal, one-third (1/3) portions in Darren L. Griggs, Darian R. Griggs, a minor, and Darren A. Griggs, a minor, as tenants in common.

This property is improved property known as 2406 Booker Street, Nashville, TN, 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 11/15/18.

Darren L. Griggs

Darian R Griggs by Darren L. Griggs Guardian

Darren A Griggs by Darren L Griggs Guardian

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~WILLIAMSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darren L. Griggs** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~, this the 11/15/18.
Louisville, KY

Notary Public

My Commission expires: May 8, 2022

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~WILLIAMSON~~ Jefferson

On November 14, 2018, before me personally appeared, Darren L. Girggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darian R Griggs, and who acknowledged that he executed the same as the free act and deed of Darian R Griggs.

Witness my hand and official seal at ~~Franklin, Tennessee~~, this the 11/15/18.
Louisville, KY

Notary Public

My Commission expires: May 8, 2022

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~WILLIAMSON~~ Jefferson

On November 14, 2018, before me personally appeared, Darren L. Griggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darren A. Griggs, and who acknowledged that he executed the same as the free act and deed of Darren A. Griggs.

Witness my hand and official seal at ~~Franklin, Tennessee~~, this the 11/15/18.
Louisville, KY

Notary Public

My Commission expires: May 8, 2022

Scanned with CamScanner

True Copy Certification

I, Jonathan Tristan Jacob, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, ~~[Name of Notary]~~ Brian Hurst, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jonathan Tristan Jacobs

Notary's Signature

My Commission Expires: 7-6-2020

Notary' Seal (if on paper)

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020