Prepared by/Return to:
Solidifi Title and Closing LLC
Attn: Joseph Krapf
88 Silva Lane
Middletown, RI 02842

Note to Clerk - Please index under:

Buyer: Patrick R. Watkins
Lender: Amerisave Mortgage Corporation ISAOA ATIMA

Please Cross-Reference:
Quitclaim Deed: Dated 08/03/2015 and recorded 08/11/2015 official records of the Davidson County

Instrument number: 20150811-0079986

Karen Johnson Davidson County
Batch# 239649 AFFIDAVIT
06/06/2019 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190606-0054146

Property Owner:
Patrick R. Watkins
2414 Vale Lane, Nashville, TN 37214
ASV-431516

PARCEL ID: 07312008400

County of Newport
State of Rhode Island

Affidavit of Correction
Scrivener's Affidavit

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING NO. LOT 130 ON THE PLAN OF REVISION OF SECTION ONE, SUNSET VIEW, OF RECORD IN BOOK 2663, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH [DIAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOUIS LEE SHAIA AND WIFE, LAURA P. SHAIA, BY DEED FROM JOHN B. GIBBS AND WIFE, BETTY L. GIBBS, DATED DECEMBER 27, 1960, RECORDED DECEMBER 28, 1960, IN BOOK 3165, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LOUIS LEE SHAIA HAVING SINCE DIED AUGUST 15, 2009.

PARCEL ID #07312008400

THIS BEING THE SAME PROPERTY CONVEYED TO PATRICK R. WATKINS AND ALEXANDRIA M. GRIMSLEY, HUSBAND AND WIFE FROM LAURA P. SHAIA, UNMARRIED IN A DEED DATED MAY 21, 2010 RECORDED MAY 26, 2010 AS INSTRUMENT NO. 20100526-0040389.

Deponent makes the following statement under oath as being relevant and material to the ownership of said property:

That the undersigned acted as scrivener for the Quitclaim Deed in connection with the land referenced above, the

undersigned has reviewed the file with respect to the said transaction, and that in connection with the said transaction the undersigned prepared the Quitclaim Deed.

That there was an error of the scrivener in the Quitclaim Deed as follows:

1. The aforesaid by original recorded Quitclaim Deed dated 08/03/2018 and recorded 08/11/2018 has been recorded with ***the wrong vesting for the grantors and an expired notary acknowledgment on the True Copy Certification page.*** Therefore, being recorded with this Scrivener's Affidavit to fix this recording and will be cross-referenced with the recorded Quitclaim Deed.

2. This affidavit corrects the error as it is attached.

3. The undersigned understands that purchasers, lenders and title companies may rely on this affidavit with respect to the property described in the above referenced document.

Date:
6/6/2019

Joseph Krapf Solidifi Title **(Affiant)**

(Witness) Daniel Gomes

(Witness) Katya Medeiros

STATE OF RHODE ISLAND
COUNTY OF NEWPORT

In Newport on the 6 day of June, 2019 before me personally appeared Joseph Krapf to me known and known by me to be the person executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed.

Notary Public: Katherine Skuba

My Commission Expires: 12/4/2020

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND

Exhibit 'A' to follow:

This instrument prepared by & send tax bills to:
Patrick R. Watkins
2414 Vale Lane
Nashville, TN 37214

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **PATRICK R. WATKINS AN UNMARRIED MAN AND ALEXANDRIA M. GRIMSLEY AN UNMARRIED WOMAN,** of 2414 Vale Lane, Nashville, TN 37214, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **PATRICK R. WATKINS, AN UNMARRIED MAN,** of 2414 Vale Lane, Nashville, TN 37214, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING NO. LOT 130 ON THE PLAN OF REVISION OF SECTION ONE, SUNSET VIEW, OF RECORD IN BOOK 2663, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH [DIAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOUIS LEE SHAIA AND WIFE, LAURA P. SHAIA, BY DEED FROM JOHN B. GIBBS AND WIFE, BETTY L. GIBBS, DATED DECEMBER 27, 1960, RECORDED DECEMBER 28, 1960, IN BOOK 3165, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LOUIS LEE SHAIA HAVING SINCE DIED AUGUST 15, 2009.

PARCEL ID #07312008400

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Property Commonly Known As: 2414 Vale Lane, Nashville, TN 37214

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

True Copy Certification

I, Joseph Krapf, 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 Rhode Island

County of Newport

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

Notary's Signature

My Commission Expires: 12/4/2020

Notary' Seal (if on paper)

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND