THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 253120 AFFIDAVIT
07/05/2019 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190705-0065785

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Susan Wooten Holmes and Phillip E. Holmes, Jr., a married couple

GRANTEES: Ross Sturgeon and Nelda Lee Sturgeon, husband and wife

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Map of Section One - Oriental Golf Club Subdivision of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ADDRESS: 1004 Grandview Drive, Nashville, TN 37204

Comes now, Jacob N. Moore, first being duly sworn, and deposes and says:

He is an Authorized Agent for Midtown Title, LLC, being duly sworn according to law, does hereby make oath that the following statements are true to the best of her information, knowledge and belief:

1. Our office prepared the Warranty Deed that conveyed the above-described property from Susan Wooten Holmes and Phillip E. Holmes, Jr., a married couple ("Grantor") to Ross Sturgeon and Nelda Lee Sturgeon, husband and wife ("Grantee"). Said Warranty Deed was executed by the Grantor and delivered to the Grantee and recorded on May 29, 2019, Instrument No. 20190529-0050808, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the Warranty Deed contained an error in that the affidavit of consideration reflects the purchase price of the above-described property as $485,000.00. This reflection of the purchase price was an unintentional error as it was the intention of the parties to sell and purchase the property for a price of $510,000.00.

3. The purpose of this Affidavit is to permanently correct the affidavit of consideration to reflect the purchase price of the property as $510,000.00.

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

5. Further Affiant sayeth naught.

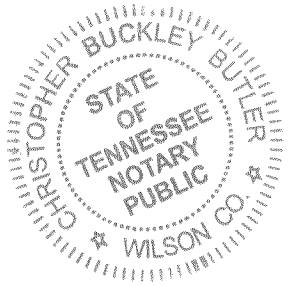
WITNESS MY HAND on this 3rd day of July, 2019.

Jacob N. Moore as Authorized Agent for Midtown Title, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jacob N. Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2019.



Notary Public
My Commission Expires: 9-20-21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

