Karen Johnson Davidson County
Batch# 257893 AFFIDAVIT
07/17/2019 09:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190717-0069789

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Sumner Title & Escrow
1531 Hunt Club Blvd Ste 106
Gallatin TN 37066

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I, Patti Robitaille, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This Affidavit is being given pursuant Tenn. Code Ann. 66-24-101(a)(27).

1. On 05/22/2019 our office prepared a Warranty Deed, Nashville Jersey Holdings, LLC dba Twelve Eleven Keller, LLC, a Tennessee limited liability company, "Grantors" and Joshua Brock Hamilton, unmarried man and Ashley Jo Kimberlin, unmarried woman, as joint tenants with right of survivorship, "Grantee". See attached Exhibit A for reference.

2. Said Warranty Deed is of record as Instrument Number 20190524-0049198, Recorded on 05/24/2019, at the Register's Office for Davidson County, Tennessee.

3. Said Warranty Deed has an error in the Legal Description. The Incorrect Legal Description reads Unit B on the Plan for 1121 Keller Avenue Residences. Correct Legal to read:

   Unit B on the Plan for 1211 Keller Avenue Residences.

4. The said Scrivener's Affidavit is to correct said Legal Description on Said Warranty Deed that is of record as Instrument Number 20190524-0049198, in the Davidson County, Tennessee.

FURTHER AFFIANT sayeth not.

Sumner Title:

Patti Robitaille
Patti Robitaille, Authorized Agent

SWORN TO and SUBSCRIBED before me this 16th day of July, 2019.

Jennifer A. Hoffman
Notary Public

My Commission Expires: 6/9/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-09-2023

Map and Parcel: 072 06 4E 002.00 CO
Property Address: 1211 B Keller Ave., Nashville TN 37216
File 20192027

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

WARRANTY DEED

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 9-24-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Brock Hamilton	Regions Bank ~~New Owner~~	072 06 4E 002.00 CO
(NAME)	(NAME)	
1211 B Keller Ave.	PO Box 2153	
(ADDRESS)	(ADDRESS) 3287	
Nashville, TN 37216	Birmingham AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 234287 DEEDWARR
05/24/2019 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190524-0049198

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Jersey Holdings, LLC dba Twelve Eleven Keller, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua Brock Hamilton, unmarried man and Ashley Jo Kimberlin, unmarried woman, as joint tenants with right of survivorship,** 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 B on the Plan included as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1121 Keller Avenue Residences", of record in Instrument Number 20180626-0061539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Twelve Eleven Keller, LLC a Tennessee limited liability company, by Warranty Deed from Brenda Covington, married (formerly known as Brenda A. Eubanks), dated April 6, 2018 and recorded April 9, 2018 in Instrument Number 20180409-0033071, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 421, page 86, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180626-0061539, said Register's Office.

Subject to Charter of record in Instrument Number 20190408-00313852, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1211 B Keller Ave., Nashville, TN 37216
(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.

Witness my/our hands this 22nd day of May, 2019.

NASHVILLE JERSEY HOLDINGS, LLC DBA TWELVE ELEVEN KELLER, LLC

Vincent Bruce, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Vincent Bruce with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of Nashville Jersey Holdings, LLC dba Twelve Eleven Keller, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member

WITNESS my hand and seal this 22nd day of May, 2019.

Notary Public
My Commission Expires: 7-11-22

File No.: 20192027

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

