Karen Johnson Davidson County
Batch# 268912 DEEDWARR
08/09/2019 08:36:18 AM 2 pgs
Fees: $13.00 Taxes: $31.45
20190809-0079303

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(reference to WD, of record in Instrument No. 20190429-0039389, RODC)

Comes now Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

That I prepared a certain Warranty Deed dated April 25, 2019 record on April 29, 2019 as Instrument No. 20190429-0039389 in the Register's Office of Davidson County, Tennessee, whereas Karah A. Manwaring, an unmarried woman, was the GRANTOR and Shannon Lapsley, an unmarried woman, was the GRANTEE.

1. That through inadvertence the consideration or value on the Warranty Deed had $205,000.00 (a difference of $8,500.00) was incorrect as recorded,

2. That the actual consideration or value is $213,500.00 and should read as follows:

State of Tennessee
County of Tennessee

The Actual Consideration or value, whichever is Greater, for this Transfer is $213,500.00.

Robert L Scruggs
Affiant

Subscribed and sworn to before me, this the 1st day of August 2019.

Melody M Jenkins
Notary Public

Commission Expires: 1-3-2022

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

3. That through inadvertence the derivation clause Instrument Number was incorrect as recorded.

4. That the correct derivation should read as follows:

   Being the same property conveyed to Karah A. Manwaring, an unmarried woman from Trina Taylor, an unmarried woman, recorded on September 2, 2014, in Instrument Number 20140902-0079763, in the Official Records of Davidson County, Tennessee.

5. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L Scruggs
Robert L. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named **Robert L. Scruggs**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 1st day of August 2019.

My commission expires:



Notary Public