Karen Johnson Davidson County
Batch# 271666 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20190815-0081549

This Instrument Prepared By/Return To:
Tri-Star Title and Escrow, LLC
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Map/Parcel 149-04-16200, 149-04-024900 & 149-04-02500

Comes now, Sheri Morgan, an employee of Tri-Star Title and Escrow, LLC, a Tennessee Limited Liability Company, whose address is1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129, and would state as follows:

Recorded in Instrument No. 20151211-0124937, in the Register's Office of Davidson County, Tennessee, is a Warranty Deed dated December 7, 2015, conveying property from Harry A. Green, Unmarried to Tammy Maher, Unmarried, of the Register's Office of Davidson County, Tennessee.

The purpose of this Scrivener's Affidavit is to attest and affirm that the derivation clause was omitted from Tract 3 on the legal description. And the reasoning for Carolyn J. Green not signing the Warranty deed when she took title when they purchased it March 4, 1999.

The derivation clause for Tract 3 should have read the same as Tract 1 and Tract 2: Being the same property conveyed to Harry A. Green and wife, Carolyn J. Green by deed from Neal J. Jennings and Carolyn J. Green, Co-Executors of the Estate of Sammie Grigg Jennings, Deceased, dated March 4, 1999, of record in Book 11370, page 754, Register's Office of Davidson County, Tennessee. The said Carolyn J. Green having deceased on January 20, 2015, leaving the said property to her living spouse, Harry A. Green.

FURTHER AFFIANT SAITH NOT.

EXECUTED this 14th day of August, 2019.

Sheri Morgan
Affiant

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for the said county and state, the within named Affiant, Sheri Morgan, 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 AND OFFICIAL SEAL, at office in Murfreesboro, Tennessee, this 14th day of August, 2019.

Brandie A. Phillips
NOTARY PUBLIC

My Commission Expires: 6-21-20

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY