Karen Johnson Davidson County
Batch# 274369 AFFIDAVIT
08/21/2019 09:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190821-0083834

This Instrument is Prepared By:
Cobb Law Group, LP
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
615-649-0049

SCRIVENER'S AFFIDAVIT

On June 7, 2019 the below described Quitclaim Deed recorded at Instrument Number 20190607-0054457 in the Register's Office for Davidson County, Tennessee is purporting to describe a certain real property that was executed by Angela Reena Owens and Jennifer Nicole Owens, Tenants-In-Common, as Grantors to Charles P. Owens and Wife, Patty A. Owens retaining a life estate, as Grantees.

The address of the property that appears of record in the Deed is set forth as follows:

295 May Drive, Madison, TN 37115.

The foregoing Quitclaim Deed contains a scrivener's error, the intent of the vesting is unclear. This error was unintentional. The vesting in the deed misguidedly reads:

> **Angela Reena Owens** And **Jennifer Nicole Owens, as tenants-in-common** *("Grantors")* **and Charles P. Owens and wife, Patty A. Owens retaining a life estate**

Intent of the parties, Angela Reena Owens and Jennifer Nicole Owens, was to convey all of their interest, including their remaining interest, solely to Charles P. Owens and wife, Patty A. Owens, in fee simple. Thereby leaving the Charles P. Owens and wife, Patty A. Owens as tenants by the entirety.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 19 day of August 2019.

James W. Cobb

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. COBB,** Affiant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 19 day of August 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, James Cobb, 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 Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY