THIS INSTRUMENT PREPARED BY:
John W. Bishop, Attorney
Lenders Title Group
d/b/a SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104
Brentwood, TN 37027
19-000104-528

Karen Johnson Davidson County
Batch# 284013 AFFIDAVIT
09/11/2019 11:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190911-0091904

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED
RECORDED AS INSTRUMENT 20190520-0047326

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now, Bradley T. Bald, hereinafter referred to as Affiant, on this 11th day of September, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. The Affiant is an Agent of The Row Title & Escrow, LLC, the preparer of a certain Warranty Deed dated May 17, 2019, and recorded May 20, 2019, as Instrument Number 20190520-0047326 in the Register's Office for Davidson County, Tennessee.
2. The said Warranty Deed conveyed title to property commonly known as 1803 Broadway Unit 424, Nashville, TN 37203, from Karsten Garbe and wife, Andrea Garbe, and Denise Garbe, as joint tenants with right of survivorship (the "Grantor") to Aileen S. Garcia-Gayoso, an unmarried woman, (the "Grantee").
3. The Affiant makes this Affidavit for the sole purpose of correcting a typographical error that was created by inadvertence or mistake, and by this Affidavit corrects the consideration amount reflected on the said Warranty Deed to correctly reflect the true value and read as follows:

"The actual consideration or value, whichever is greater, for this transfer is: **$240,000.00**"

Further the Affiant saith not.

Affiant

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bradley T Bald, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of September, 2019.

Notary Public
My Commission Expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020