Karen Johnson Davidson County
Batch# 404405 AFFIDAVIT
05/21/2020 03:27:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200521-0053192

**THIS DOCUMENT PREPARED BY AND TO BE RETURNED TO:**

**BRANCH HOWARD**
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

# SCRIVENER'S AFFIDAVIT OF CORRECTION

Your affiant, Branch Howard, a member of the Nashville Bar, being duly sworn, hereby swears or affirms that a certain deed prepared by the affiant and recorded in the Register's Office for Davidson County, Tennessee, contained an error that needs to be corrected, to wit:

1. The Deed in need of correction is described below, and a copy of the Deed is attached hereto.

> Quitclaim Deed recorded on May 15, 2020, from Tina J. Newgarden, as Grantor, to Joseph E. Newgarden, III, a Tennessee limited partnership, as Grantee, of record as Instrument Number 20200513-0049666, Register's Office for Davidson County, Tennessee.

2. The deed contains one typographical error which needs correction as follows:

In the first paragraph of the deed the name "Joseph E. Newgarden, III, a Tennessee limited partnership" should be "Joseph Newgarden, unmarried."

3. Further, affiant saith not.

Branch Howard

**Branch Howard**

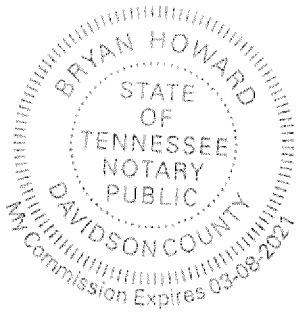
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Branch Howard, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 18th day of May, 2020.

My Commission Expires: _____

Bryan Howard
Notary Public



## CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

**Bryan Howard**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

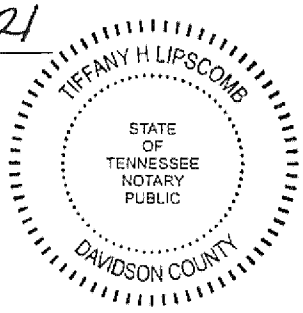
Personally appeared before me, Tiffany Lipscomb, a notary public for this county and state, Anna E. Vasquez, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tiffany Lipscomb

Notary Public

My Commission Expires: 3/08/2021

Notary's Seal (if on paper)



| | |
|---|---|
| **THIS DOCUMENT PREPARED BY:**<br>Branch Howard<br>2319 Crestmoor Road<br>Nashville, TN 37215<br>(615) 627-4444 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is $475,000.<br><br>Affiant<br>Subscribed and sworn to before me this 20th day of April, 2020.<br><br>Notary Public<br>My Commission Expires: 11/3/2020 |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Joseph E. Newgarden, III<br>44 Park Crescent<br>Nashville, TN 37215 | SAME | 131 060 C 03900 CO |

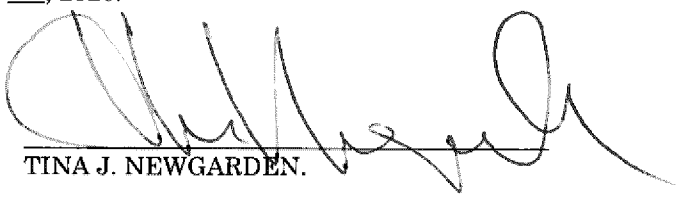
**QUITCLAIM DEED**

**KNOW ALL PERSONS** by these presents that TINA J. NEWGARDEN (the "Grantor"), for and in consideration of the sum of Four Hundred Seventy-Five Thousand Dollars ($475,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring her entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto JOSEPH E. NEWGARDEN, III, a Tennessee limited partnership, all right, title of the Grantor's 50% interest in and to a certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

**WITNESS** our hands on April 20th, 2020.



TINA J. NEWGARDEN.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA J. NEWGARDEN, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 20th day of April, 2020.

Notary Public

My Commission Expires: 11/3/2020

JED WORTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commision Expires Nov. 3, 2020

**EXHIBIT A**
**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Burton Hills Estates, Tract, of record in Book 6250, Page 596, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tina J. Newgarden and Joseph E. Newgarden, III, as tenants-in-common, by Warranty Deed from Leo B. Snel and wife, Judith P. Quinn, recorded on the 29th day of June, 2018 in Instrument No. 20180629-0063246, in the Register's Office of Davidson County, Tennessee. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS ESTATES, TRACT 9, as recorded in Plat Book 6250, Page(s) 596 and PUD Boundary Plats recorded in Plat Book 6250, Page 284, Plat Book 6250, Page 649 and Plat Book 6900, Book 304.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6644, Page 23, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6917, Page 730, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733 and Instrument No. 20040712-0082567.

Charter of Homeowners Association recorded in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 1, Book 6921, Page 210, Book 6921, Page 214 and Book 6921, Page 216.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4298, Page 491.

Easement recorded in Book 8587, Page 256 and Book 8622, Page 147.

Agreements recorded in Book 6470, Page 383 and Book 6655, Page 47.

Conveyance to Homeowners Association recorded in Book 6917, Page 706.

Easement Agreement recorded at Instrument No. 20071114-0133705.

This is improved property located at 44 Park Crescent Nashville TN 37215