Karen Johnson Davidson County
Batch# 424714 AFFIDAVIT
06/23/2020 04:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200623-0067827

PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

CROSS REFERENCE TO:
Instrument No. 20200324-0032103
Davidson County
FILE# 2020-916

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Regina Sullo, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed dated March 19, 2020 and recorded on March 24, 2020 at Instrument No. 20200324-0032103, Davidson County, Tennessee Records.

3.

In the Deeds aforementioned, there was a Scrivener's error in the spelling of one of the Grantee's names. **Specifically, Sarah Yarbrough's name was misspelled Yarbough. However, the correct spelling is Yarbrough.**

Correct name of new owners and grantees is as follows:

Name and Address of New Owner:
Michael and Sarah Yarbrough
900 Robertson Academy Road
Nashville, TN 37220

Send Tax Bills To:
Michael Hunter Yarbrough and Sarah Yarbrough

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Peter Joseph Gross and Shelley Creek Churchill, husband and wife, "the Grantor" has this day bargained and sold and by these presents does hereby sell, give, transfer, and convey unto Michael Yarbrough and Sarah Yarbrough, husband and wife, "the Grantees", the following described real estate in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot number 57 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 & 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Shelley Cheek Churchill and Peter Joseph Gross, wife and husband, by Warranty Deed from Michelle Coyne and Allen S. Fiuzat, both unmarried, recorded on May 21, 2012, in the Instrument No. 20120521-0043762, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 900 Robertson Academy Road, Nashville, Tennessee 37220.

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 5th day of June 2020.

Regina Sullo
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Regina Sullo to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 5th day of June 2020.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Dellana Lowhorn
Notary Public
My Commission expires: 3-8-2021

Certificate of Authenticity

I, John A. Bell Jr, 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me, Dellana Lowhorn, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of the electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY