This instrument prepared by:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 441664 AFFIDAVIT
07/21/2020 01:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200721-0080088

AFFIDAVIT OF SCRIVENER'S ERROR

Come now CONNIE TAYLOR, who, having first been duly sworn according to law, depose and say:

1. That I am an employee of **Broker Title & Escrow, LLC**. in Davidson County, Tennessee.

2. THAT ON **MAY 22, 2015**, OUR OFFICE UNDER MY DIRECTION, PREPARED THE WARRANTY DEED FOR GERALD NEWSOM, MARRIED CONVEYANE OF 4233 SANDSTONE DRIVE, ANTIOCH, TN 37013 TO JULIA COX AND DAMIEN E. COX, WIFE AND HUSBAND, RECORDED IN **INSTRUMENT NO. 20150526-0048304**, REGISTER'S OFFICE FOR DAVIDSION COUNTY, TENNESSEE.

3. THE RECORDED WARRANTY DEED ERRONEOUSLY SHOWED THE GRANTOR AS JULIA COX AND DAMIEN E. COX, WIFE AND HUSBAND AND THE GRANTEE AS GERALD NEWSOM, MARRIED.

4. THIS AFFIDAVIT IS MADE TO CORRECT THE ERROR ABOVE AND THE GRANTING CLAUSE SHOULD NOW APPEAR AS FOLLOWS

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **GERALD NEWSOM, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA COX AND DAMIEN E. COX, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Further affiants say not.

Connie Taylor
CONNIE TAYLOR

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **Connie Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of July, 2020.

My Commission expires:
11.8.2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

NOTARY PUBLIC

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021



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Nashville, TN 37212