Karen Johnson Davidson County
Batch# 460359 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20200819-0093687

THIS INSTRUMENT PREPARED BY:
Todd A. Bricker
Ortale Kelley, Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33465

Part of Map & Parcel
133-2-164

SCRIVENER'S AFFIDAVIT CORRECTING QUITCLAIM DEED AND WARRANTY DEED

WHEREAS, on the 11th day of October, 2019, **Jonathan W. Helm and Jenifer L. Helm,** husband and wife, (**"Grantors"**), executed a Quitclaim Deed (the **"Quitclaim Deed"**) conveying property identified as Lot No. 3, Airdrie Subdivision "D" (**"Lot No. 3"**), of record in Plat Book 843, page 76, Register's Office for Davidson County, Tennessee, to **Jonathan W. Helm and Jenifer L. Helm, ("Grantees")** of record as Instrument No. 20191015-0105474 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, a Scrivener's Affidavit correcting Quitclaim Deed was recorded as Instrument No. 20191030-0111416, Register's Office for Davidson County, Tennessee, showed the property as 3122-A Kinross Avenue, (Lot 4) Nashville, TN 37211; and

WHEREAS, a Warranty Deed was recorded showing the property address as 3122B Kinross Avenue, (Lot 3) of record as Instrument No. 20200724-0081648, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, comes Todd A. Bricker, a resident of Davidson County, Tennessee, hereinafter referred to as "Affiant" being duly sworn according to law, who states as follows:

That Affiant, a partner of Ortale Kelley Law Firm, did on October 11, 2019, prepare said Quitclaim Deed and a Warranty Deed on July 23, 2020 by and between the parties, both of which through inadvertence contained errors in the legal description; and that said Quitclaim Deed and Warranty Deed are hereby corrected to show the correct legal description as;

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Airdrie Subdivision "D" being a re-subdivision of Lots Nos. 93 to 102 of Airdrie Subdivision "C" of record in Plat Book 843, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

The property is more commonly known as 3122B Kinross Avenue, Nashville, TN 37211.

That Affiant makes this Affidavit for the purpose of correcting the property address legal description and to explain the errors and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

Executed at Nashville, Tennessee, this the 19th day of August, 2020.

Todd A. Bricker – Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Todd A. Bricker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

NOTARY PUBLIC

My commission expires:
9-7-2021

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I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

