This Instrument Prepared by:

Jeffrey Schoenblum
131 21st Ave. So.
Nashville, TN. 37203-1181

Map & Parcel Nos.
118-07-0-261.00

Karen Johnson Davidson County
Batch# 480055 AFFIDAVIT
09/21/2020 02:30:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200921-0108161

# Scrivener's Affidavit, Instrument of Correction to Quitclaim Deed

This Scrivener's Affidavit, Instrument of Correction to Quitclaim Deed (herein sometimes referred to as, the "Instrument of Correction" or "Affidavit') is made by Jeffrey Schoenblum, Attorney, hereinafter also referred to as, "Affiant".

WITNESSETH:

Jeffrey Schoenblum, Attorney, a resident of Davidson County, Tennessee, and of lawful age, being first duly sworn according to law, deposes and states as follows:

Whereas, on October 31, 2019, Paula Barnett ("Grantor") executed a Quitclaim Deed drafted by Jeffrey Schoenblum, attorney, which Quitclaim Deed conveyed the property with a map and parcel number 118-07-0-261.00 to Paula Barnett solely in her capacity as trustee of the Paula Barnett Inter Vivos Revocable Trust, as may be amended, altered, modified, or restated ("Grantee").

Whereas, on December 12, 2019 the aforesaid Quitclaim Deed was recorded at the office of the Register of Deeds for Davidson County, Tennessee. The Quitclaim Deed bears the number 20191212-0128182.

Whereas, the recorded Quitclaim Deed states in the body of Exhibit A of the Quitclaim Deed , third paragraph: "BEING the same property conveyed to Paula Barnett, married, by Philip Breeden and wife, Jeanette Breeden, by Warranty Deed of record Instrument No. 20130325-0099102, Register's Office for Davidson County, Tennessee."

Whereas, the reference to "Instrument No. 20130325-0099102" is incorrect and a mistake, as that Instrument was itself subsequently corrected by a Scrivener's Affidavit, Instrument of Correction to Warranty Deed, Deeds of Trust, and Correction to Title of Real Property which was executed by Peter Weiss, the drafting attorney, and Paula Barnett and her spouse, Paul Barnett, on June 23, 2014.

Whereas the reference should be to "Instrument No. 2014065-0055313" which Instrument is the corrected deed, and should not be to the incorrect deed bearing the "Instrument No. 20130325-0029102."

Now therefore, for and in consideration of the Premises, and in order to correct the Quitclaim Deed, as necessary;

1. The Quitclaim Deed, of record in Instrument No. 20191212-0128182, in Register's Office for Davidson County, Tennessee, shall read and recite, from that as recorded, to read and recite, as follows:

**FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Paula Barnett, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Paula Barnett, solely in her capacity as trustee of the Paula Barnett Inter Vivos Revocable Trust, as altered, amended, modified or restated, hereinafter called the Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**LAND in Davidson County, Tennessee being Lot No. 15 on the Plan of Partition Plat of Lots 14 and 15 Block "A" on the Plan of Berry Hill Gardens, of record in Instrument No. 20130306-0022521, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Phillip Breeden and wife Jeanette Breeden, by Deed from James W. Hearn, Sr. and wife, Mona Hearn, of record in Instrument No. 20010905-0096014 and by Deed from Tina M. Brookes F/K/A Tina M. Wainscott of record in Instrument No. 20040318-0031057, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to Paula Barnett, married, by Philip Breeden and wife, Jeanette Breeden, by Warranty Deed of record Instrument No. 20140625-0055313, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

**Being improved property known as : 610 West Iris Drive, Nashville, Tennessee 37204.**

2. The Affiant executes this Instrument of Correction and makes this Affidavit for the purpose of correcting the error hereabove recited, as applicable to the Quitclaim Deed of record in Instrument No. 20191212-0128182, Register's Office for Davidson County, Tennessee. The Instrument of Correction shall be effective as of, and retroactive to, the date of the original Quitclaim Deed.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July 2020.

Jeffrey Scheenblum, Attorney at Law
Affiant

Sworn and subscribed before me this
17 day of July 2020

Notary Public

My Commission Expires: 11/8/2022

MELODIE ZACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 8, 2022