Karen Johnson Davidson County
Batch# 497496 DEEDWARR
10/16/2020 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $222.00
20201016-0120744

SCRIVENER'S AFFIDAVIT

The undersigned Affiant, Deanie L. Gregory, Attorney at Law, and authorized signor on this Scrivener's Affiavit on behalf of Greater Nashville Title, LLC, of 4603 Gallatin Road, Nashville, TN 37216, makes this Scrivener's Affidavit in connection with that certain Warranty Deed dated June 25, 2020 executed by **Krista Marie Keith, unmarried, Grantor,** conveying certain property described therein to **Brandon Adams, Trustee of The 1106 Quail Court W Trust, Grantee,** which Warranty Deed is of record as Instrument No. 20200625-0068986, Register's Office for **Davidson** County, Tennessee.

It has come to the attention of the undersigned Affiant regarding the Oath of Consideration shown on Page 2 of said Warranty Deed, the property value as represented by the Grantee, shown have been shown as $160,000.00. It was the intention of Greater Nashville Title, LLC to reflect such value in the Oath of Consideration in the preparation of said Warranty Deed. However, the sum of $100,000.00 was shown in said Oath of Consideration instead. Grantee joins in this Affidavit to attest to the value at $160,000.00.

Therefore, the purpose of this Affidavit is to correctly show the value of the real estate conveyed in above referenced Warranty Deed as $160,000.00 as Grantee requested.

This Affidavit has been executed and is being submitted for recording for the herein stated purposes only.

GREATER NASHVILLE TITLE, LLC

Deanie L. Gregory, Authorized Signor, Affiant

Brandon Adams, Trustee of The 1106 Quail Court W Trust, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brandon Adams, Trustee of The 1106 Quail Court W Trust**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument , and acknowledged that such person executed the same as such person (or person's) free act and deed.

Witness by hand and official seal at office at Nashville, Tennessee, this the 15th day of October, 2020.

My Commission Expires:
03-23-21

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

(Notary acknowledgement for LLC on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforementioned, personally appeared **Deanie L. Gregory, Authorized Signor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Authorized Signor of **Greater Nashville, Title, LLC,** the within named bargainor, a Limited Liability Company, and that as such **Authorized Signor,** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as an **Authorized Signor.**

Witness my hand, at office, this the 13th day of October, 2020.

My commission expires: 10-2-23

Notary Public

INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
4603 Gallatin Road
Nashville, TN 37216

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON