This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 499462 AFFIDAVIT
10/20/2020 03:40:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201020-0122320

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **William E. Grones**, hereinafter referred to as Affiant, on this the 16th day of October, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant prepared a Quitclaim Deed dated November 26, 2019, and recorded November 27, 2019 in Instrument Number **20191127-0122536**, in the Register's Office for Davidson County, Tennessee between Michael Bryan Krabousanos (as Grantor) and The Cumberland Holdings, LLC, a Tennessee Limited Liability Company (as Grantee) in regards to the property located **525 Hamilton Ave, Nashville, TN 37203.**

2. That the above-mentioned Quitclaim Deed was recorded with clerical or typographical errors in the spelling of the party names.

3. That the Grantee should have read **The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company**.

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

William E. Grones, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William E. Grones**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: _____

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

B-CSB-20-525

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Cumberland Holdings Company, LLC	**New owner**	
(NAME)	(NAME)	**105-07-0-262.00**
525 Hamilton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL BRYAN KRABOUSANOS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE CUMBERLAND HOLDINGS COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Block No. 3 on the Map of Hamilton's Subdivision, of record in Minute Book 1, Page 97, Register's Office for Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 14 on the unrecorded Subdivision of said Block No. 3, described as follows:

Beginning at the Southeast corner of Hamilton Avenue and Pillow Street; thence with the Southerly margin of Hamilton Avenue Eastwardly 50 feet; thence at right angles Southwardly 167 1/2 feet to the Northerly margin of an alley; thence with said alley Westwardly 50 feet to the Easterly margin of Pillow Street; thence with said street Northwardly to the beginning and a portion of alley No. 1806, closed by Council Bill No. 083-1355, approved August 18, 1983.

Being the same property conveyed to Michael Bryan Krabousanos, unmarried by Warranty deed from Michael W. Krabousanos, married of record in Instrument No. 20171102-0112459 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 02, 2017.

Being the same property conveyed to The Cumberland Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Michael Bryan Krabousanos, unmarried of record in Instrument No. 20191127-0122536 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 27, 2019.

Being the same property conveyed to The Cumberland Holdings Company, LLC, a Tennessee limited liability company by Quitclaim deed from The Cumberland Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20200409-0037608 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on April 09, 2020.

Being the same property conveyed to Michael Bryan Krabousanos, unmarried by Quitclaim Deed from The Cumberland Holdings Company, LLC, or record in Instrument No. 20200929-0112252, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **525 Hamilton Ave, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 14th of October, 2020.

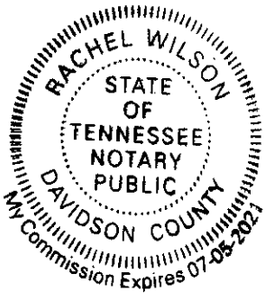
Michael Bryan Krabousanos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212