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
20201020-0122321

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Rachel Wilson**, 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 September 22, 2020, and recorded September 24, 2020 in Instrument Number 20200924-0110089, 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 **446B Humphreys St, 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.

Rachel Wilson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Rachel Wilson**, 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: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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 26th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

B-CSB-20-446B

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) **525 Hamilton Avenue**	(NAME)	**105-07-1D-002.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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 Unit 2 on the Plan of 446 Humphreys Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 446 Humphreys Street Townhomes, of record in Instrument No. 20171108-0114858, and amended in Instrument No. 20181204-0118203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elite Building Group, Inc. by Warranty Deed from Maria L. Lymon of record in Instrument No. 20151002-0100244, Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

Being a portion of the same property conveyed to 446 Humphreys, LLC by Quitclaim Deed from Elite Building Group, Inc. of record in Instrument No. 20151030-0110376, Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 30, 2015.

Being the same property conveyed to Michael Bryan Krabousanos by Quitclaim deed from 446 Humphreys, LLC, a Tennessee limited liability company of record in Instrument No. 20181115-0112750 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 15, 2018.

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. 20191127-0122537 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 27, 2019 and Scriveners Affidavit Recorded in Instrument No. 20200102-0000498 and In Instrument No. 20200129-0010776.

Being the same property conveyed to Michael Bryan Krabousanos, a single man by Quitclaim Deed from The Cumberland Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20200924-0110089, 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: **446 B Humphreys Street, Nashville, Tennessee 37203**.

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

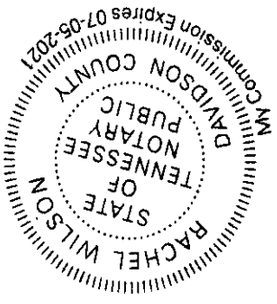
Michael Bryan Krabousanos

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