Karen Johnson Davidson County
Batch# 543845 AFFIDAVIT
12/31/2020 09:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201231-0154959

This instrument prepared by:
Tennessee Title Services, LLC
720A South Church Street, Murfreesboro, TN 37130
M20-0217

Scrivener's Affidavit
Reference to Warranty Deed of record in
Instrument Number 20050214-0016667, in the Registers office, DAVIDSON, Tennessee

Comes now Tennessee Title Services, LLC, by and through its authorized agent, and states on oath:

That Tennessee Title Services, LLC prepared in part a certain dated Warranty Deed wherein, **as Grantor,** conveyed certain interest in secured debts and future advances to, as **Grantee**:

1. The said Warranty Deed was originally recorded, in Instrument Number 20050214-0016667, Register of Deeds of Davidson, Tennessee;

2. That is the true and lawful holder and owner of said ;

3. Melissa Y. Ellison is spelled incorrectly on the Warranty Deed and is currently shown as Mellisa Y. Ellison ;

4. That the correct spelling should be shown as:

Melissa Y. Ellison

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of The Winters Subdivision, of record in Plat at Instrument No. 20040927-0115999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mellissa Y. Ellison, a single woman by Warranty deed from E. Wayne Winters, Trustee with full power to sell, mortgage, lease, convey or otherwise dispose of said property without the joinder of any beneficiary, his heirs, successors, and assigns of record in Instrument No. 20050214-0016667 Register's Office for Davidson County, Tennessee, dated February 11, 2005 and recorded on February 14, 2005. (Value of consideration shown in aforementioned deed $34,900.00.)

Being also known as 2838 Morgan Road Nashville, Tennessee 37080.

5. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Tennessee Title Services, LLC

By _____

Subscribed and sworn to before me the undersigned on this 22nd day of December, 2020.

_____
Notary Public
My commission expires: 10-22-23

State of TENNESSEE
County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Loren Manderson, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is a Closing Agent of Tennessee Title Services, LLC and that he/she is authorized to execute this instrument on behalf of Tennessee Title Services, LLC.

Witness my hand and official seal on this the 22nd day of December, 2020.

_____
Notary Public
My commission expires: 10-22-23

BELINDA BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021