Karen Johnson Davidson County
Batch# 554942 AFFIDAVIT
01/15/2021 10:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210115-0007050

SCRIVENER'S AFFIDAVIT AND CERTIFICATE OF CORRECTION

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C.,
256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1797LA

From: Jim R. Vanderpool
To: Register's Office for Davidson County, Tennessee
Re: A Warranty Deed appearing in 20200527-0054544

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned Jim R. Vanderpool, declares that he/she is now and was the scrivener of the herein described Warranty Deed, in which said Warranty Deed ("Instrument") appears of record in: 20200527-0054544, Register's Office for Davidson County, Tennessee; and,

WHEREAS, through inadvertence, mistake, and scrivener's error, the Instrument contained the following error:

The transfer amount was incorrect, and recorded as $550,000.00

The correction should read as follows:

The actual consideration or value should be $532,450.00.

NOW, THEREFORE, in order to correct said Warranty Deed I, Jim R. Vanderpool, do hereby affirm, certify, and confirm that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument contained herein .

FURTHER AFFIANT SAYS NOT

WITNESS my hand on this Wednesday, January 13, 2021.

Jim R. Vanderpool, Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee , this 26th day of May, 2020.

Notary Public

My Commission Expires: 9-29-2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23