Karen Johnson Davidson County
Batch# 563436 AFFIDAVIT
01/28/2021 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210128-0012623

Prepared by:
LOGOS REALTY CLOSING SERVICES, INC.
301 S. Perimeter Park Drive, Suite 214
Nashville, TN 37211
615-372-0280

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Jennifer Chandler-Cole, Office Manager for Logos Realty Closing Services, Inc. whose address is 301 S. Perimeter Park Drive, Suite 214, Nashville, TN 37211 and would state as follows:

Warranty Deed conveyed for a consideration of 230,000.00 to JOHN WOLF III, AN UNMARRIED MAN, of record as Instrument No. 201712270131158, said Register's Office for DAVIDSON County, TN.

The legal description which appears of record is set forth as follows:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled the Map of Morningside Heights, Section 1, of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL, by deed from VOLUNTEER INVESTMENTS, INC., of record in Instrument No. 20010723-0077800, dated July 20, 2001, said Register's Office. The said Bobbie J. Tidwell having died on or about December 15, 2008, leaving Gene E. Tidwell the surviving tenant by the entirety. The said Gene E. Tidwell having since died testate on or about December 22, 2005 leaving subject property pursuant to his will to Sherry Tidwell Walker Cheatham and Charlotte Tidwell Frakes, of record in Sumner County, Tennessee, Probate Court, Docket No. 2016PR-20.

Being the same property conveyed to CARDINALS RENTALS< LLC, by quitclaim deed from CHARLOTTE TIDWELL FRAKES, of record in Instrument No. 20160224-0017543, dated February 19, 2016, said Register's Office.

The foregoing recorded Warranty Deed contains a scrivener's error in that wrong lot number was used This error was unintentional.

The legal should read:

Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled the Map of Morningside Heights, Section 1, of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL, by deed from VOLUNTEER INVESTMENTS, INC., of record in Instrument No. 20010723-0077802, dated July 20, 2001, said Register's Office. The said Bobbie J. Tidwell having died on or about December 15, 2008, leaving Gene E. Tidwell the surviving tenant by the entirety. The said Gene E. Tidwell having since died testate on or about December 22, 2005 leaving subject property pursuant to his will to Sherry Tidwell Walker Cheatham and Charolotte Tidwell Frakes, of record in Sumner County, Tennessee, Probate Court, Docket No. 2016PR-20.

Being the same property conveyed to CARDINALS RENTALS, LLC, by quitclaim deed from CHARLOTTE TIDWELL FRAKES, of record in Instrument No. 20160224-0017544, dated February 19, 2016, said Register's Office.

This Affidavit is made of my personal knowledge to correct the error above described.

Executed by my hand, this 21st Day of January 2021

Logos Realty Closing Services, Inc.

By: _____

Name: Jennifer Chandler-Cole
Title Office Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MAXINE J. RUCKER, a notary public for the above State and County, personally appeared JENNIFER CHANDLER-COLE to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal IN Davidson County, Tennessee this 21st day of January, 2021

_____
Notary Public

My Commission Expires: _____

NAZARENE FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023