Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

Karen Johnson Davidson County
Batch# 591240 **AFFIDAVIT**
03/12/2021 02:51:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0033460

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **Monica D. Edwards**, being duly sworn, deposes and states:

1. That I am licensed to practice law in Tennessee and my license is in good standing;
2. That I prepared the Quitclaim Deed of record as Instrument #20201023-0123406, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto as EXHIBIT A;
3. That due to a scrivener' error the legal description in the deed is incorrect as it reads Lot No. 2 on WYNN'S Subdivision, No. 2, and it should be Lot No. 2 on WINN's Subdivision, No 2,;
4. THAT this Affidavit is being made and recorded to correct the legal description, specifically the spelling of the subdivision name, to read as Lot No. 2 on **Winn's** Subdivision, No 2,;
5. **AND** further affiant saith not.

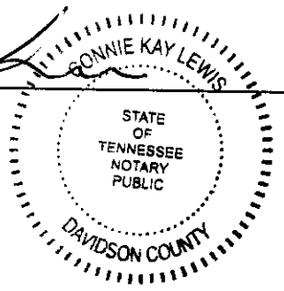
Monica D. Edwards
Monica D. Edwards

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **Monica D. Edwards**, the within named Affiant, with whom I am personally aquatinted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 4th day of March, 2021.

NOTARY PUBLIC



My Commission Expires: 07/08/2024

Karen Johnson Davidson County
Batch# 501274 DEEDQC
10/23/2020 02:50:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201023-0123406

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Samuel L. Gregory, et al.
1609 Douglas Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
083 02 0 179.02

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the express purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **SAMUEL L. GREGORY,** (a widower) Grantor, do hereby quitclaim and convey unto my daughter, **SHENIKA L. GREGORY,** her heirs and assigns, all remainder rights, title and interests in my property while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee being Lot No. 2 on Wynn's Subdivision, No. 2, as of record in Book 3106, Page 99, 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 Samuel L. Gregory and wife, Marilyn Gregory, by deed from James S. Vincent, Jr., of record in Book 5672, Page 401, Register's Office for Davidson County, Tennessee; **THE** said Marilyn Gregory having since died.

This is improved property known as 1609 Douglas Avenue, Nashville, TN 37206

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 20th day of October, 2020.

Samuel L Gregory
SAMUEL L. GREGORY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of October, 2020, before me personally appeared **SAMUEL L. GREGORY,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Monica D Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Shenika Gregory
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 20th day of October, 2020.

Monica D Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021