Karen Johnson Davidson County
Batch# 602779 AFFIDAVIT
03/30/2021 10:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210330-0041442

Prepared By / Please Return To:
Kevin A. Criswell, Esq.
Signature Title Services, LLC
1517 Hunt Club Blvd.
Gallatin, TN 37066
ST21-OUT-0401

SCRIVENER'S AFFIDAVIT

(In Reference to Warranty Deed of record in Instrument No. 20210318-0036117, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes Jennifer B. Russell, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I, Jennifer B. Russell am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared and recorded a certain Warranty Deed dated March 17, 2021, conveying certain property commonly known as 443 Janette Ave., Goodlettsville, TN 37042, from Anedra L. Moore to The 443 Janette Ave Trust, the same being of record in Instrument No. 20210318-0036117, Register's Office for Davidson County, Tennessee.

3.) That by mistake and inadvertence, the name of the Trustee of the Grantee Trust was omitted therefrom.

4.) That full grantee name as it should have appeared is: ***Brandon Adams, Trustee of The 443 Janette Ave Trust***

5.) That said Warranty Deed is hereby corrected, as if the Grantee trust name had properly appeared therein *ab initio*.

Jennifer B. Russell

Sworn to and subscribed before me this 29th day of March, 2021.

My Commission Expires: 10-21-2024

Notary Public

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Jennifer B. Russell, 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 seal, this 29th day of March, 2021.

My Commission Expires: 10-21-2024

Notary Public

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

