THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC.
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
1-12655-DJ-db

Karen Johnson Davidson County
Batch# 677714 DEEDWARR
07/15/2021 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $84.27
20210715-0095446

INSTRUMENT OF CORRECTION OF WARRANTY DEED
AND AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED
PURSUANT TO T.C.A. 66-24-101(A) (26)

The actual value or consideration, whichever is greater, for purpose of the affidavit and for transfer is $22,777.00

WHEREAS I, the undersigned, Danielle Jones, authorized agent and employee of Midtown Title, LLC on the 8th day of July 2021, recorded a Warranty Deed from Michaela G. Grubb, a single woman and Ralph T. Grubb, a single man, on July 8, 2021 in Instrument No. 20210708-0092428 , Register of Deeds Office for Davidson County, Tennessee and makes oath that the following statements are true to the best of her knowledge, information and belief:

WHEREAS, by inadvertence and mutual mistake, said Warranty Deed contained two typographical errors.

WHEREAS, Grantee has requested that the Grantors correct said typographical errors, and the Grantors have agreed to do so.

WHEREAS, it has come to my attention that the consideration amount for the Warranty Deed was only "entered" inadvertently and incorrectly as $332,223.00 and should have been entered of $355,000.00, resulting in the conveyance tax being paid to the Wilson County Register's Office in the amount of $1, 657.93, a shortage of $84.27; and

WHEREAS, it has come to my attention that the said Warranty Deed contains a typographical error in that it purports to convey the above-described property from Michaela G. Grubb, a single woman and Ralph T. Grubb, a married man. The reference to Ralph T. Grubb as a married man is an error should have been stated as a single man and further reflect the correct vesting, as tenants in common.

The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect the correct Consideration to be in the amount of $355,000.00; and together with the Grantors correct vesting at time of executed of said Warranty Deed to be Michaela G. Grubb, a single woman and Ralph T. Grubb, a single man, as tenants in common.

All other matters contained in said Special Warranty Deed remain the same.

Further Affiant sayeth naught.

NOW, THEREFORE, I order to correct, said scrivener's error as set out hereinabove, pursuant to T.C.A. 66-24-10(1)(26), this Affidavit is made of my personal knowledge in order to correct the error above described.

This, the 14th day of July 2021.

_____

Signature- Danielle Jones Authorized Custodial Agent, Midtown Title, LC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Danielle Jones, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2021.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

_____

Notary Public
My Commission Expires: 3-1-2023

- **The text of a certification of an electronic document must be in the following form.**

I, Deborah Bissell **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 07-14-2021 **(date of document).**

Deborah Bissell

Affiant Signature

Date: July 14, 2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** July, **2021.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

- **The text of a certification of an electronic document must be in the following form.**

I, Deborah Bissell **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 07-14-2021 **(date of document).**

Deborah Bissell

Affiant Signature

Date: July 14, 2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** July, **2021.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM