Karen Johnson Davidson County
Batch# 681073 AFFIDAVIT
07/22/2021 08:48:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210722-0098240

Prepared by and Return to:
Emily Thomas
Covius Settlement Services, LLC
1044 Main Street, Suite 600
Kansas City, MO 64105

AFFIDAVIT OF SCRIVENER'S ERROR
CSS FILE# 510-472652

On this 19th day of July, 2021, before me personally appeared Emily Thomas, Senior Title Officer for Covius Settlement Services, LLC, to me personally known, who being by me duly sworn on her oath did say that the following statements are true and correct to the best of her knowledge.

1) My name is Emily Thomas, Senior Title Officer for Covius Settlement Services, LLC, Grantor and Grantee, 1044 Main Street, Suite 600, Kansas City, MO 64105.

2) That the real property affected by this Affidavit is described as:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Phase 5, Southampton of record in Plat Book 6900, Page 217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

3) That the above described property was encumbered by the following document:

QuitClaim Deed dated 6/25/2021 and recorded 7/19/2021 at Instrument No. 20210719-0096196;

4) That due to a scrivener's error in said QuitClaim recorded at Instrument No. 20210719-0096196, the grantee's middle initial was incorrectly entered as "L." instead of "T.".

5) That the correct name of the grantee is "Patricia T. Parrott".

Further, the affiant sayeth not.

510-472652
Covius Settlement Services, LLC
1044 Main Street, Suite 600
Kansas City, MO 64105

Covius Settlement Services, LLC

Emily Thomas

Emily Thomas, Senior Title Officer

State of MISSOURI)
) ss.
County of JACKSON)

The foregoing instrument was acknowledged before me this 19th day of July, 2021 by Emily Thomas, Senior Title Officer for Covius Settlement Services, LLC.

Theresa A. Ramsey

Notary Public

Theresa A. Ramsey

Printed Name

Notary Public for Jackson County

My Commission Expires: 2-19-25

THERESA A. RAMSEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES 2/19/2025
COMMISSION # 13409461

Karen Johnson Davidson County
Batch# 678701 DEEDQC
07/19/2021 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210719-0096196

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Covius Settlement Services, LLC, 1044 Main St, Suite 600, Kansas City, MO 64105

Reference Number: 510-472652

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Patricia L. Parrott	Patricia L. Parrott	141 12 0B 102.00
7152 Bay Cove Trail	7152 Bay Cove Trail	
Nashville, TN 37221-3354	Nashville, TN 37221-3354	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, HENRY PARROTT, divorced-not remarried and PATRICIA PARROTT, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PATRICIA L. PARROTT, a single person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 7152 Bay Cove Trail, Nashville, TN 37221-3354, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Phase 5, Southampton of record in Plat Book 6900, Page 217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID No.: 141 12 0B 102.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20160511-0046694, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 7152 Bay Cove Trail, Nashville, TN 37221-3354.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25TH day of JUNE, 2021.

HENRY PARROTT

STATE OF TENNESSEE
COUNTY OF Pinellas

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that HENRY PARROTT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25th day of June, 2021.

Notary Public
My Commission expires: Sept 25, 2022.

JENNIFER CADAGIN
State of Florida-Notary Public
Commission # GG 262197
My Commission Expires
September 25, 2022

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of July, 20 21.

Patricia J Parrott
PATRICIA PARROTT

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PATRICIA PARROTT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has ~~executed the foregoing~~ instrument for the purpose therein contained, by signing his/~~her~~/their name(s), on this 9 day of July, 20 21.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and ~~belief~~, the actual consideration for this transfer is $ 10.00.

Patricia J Parrott
PATRICIA T. PARROTT

Subscribed and sworn to before me this 9th day of July, 20 21

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Rhonda Hammond , 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.

Rhonda Hammond

Signature
Rhonda Hammond

State of Missouri

County of Jackson

Personally appeared before me, ~~[Name of Notary]~~ Theresa A Ramsey a notary public for this county and state, Rhonda Hammond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa A Ramsey

Notary's Signature

My Commission Expires: 2-19-25
Notary' Seal (if on paper)

THERESA A. RAMSEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES 2/19/2025
COMMISSION # 13409461

True Copy Certification

I, Rhonda Hammond, 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
Rhonda Hammond

State of Missouri

County of Jackson

Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state, Rhonda Hammond 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: 2-19-25
Notary' Seal (if on paper)

THERESA A. RAMSEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES 2/19/2025
COMMISSION # 13409461