Karen Johnson Davidson County
Batch# 688118 AFFIDAVIT
07/30/2021 04:06:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210730-0103179

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File 1-12743-DJ

**AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)**

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GRANTOR: John W. Bunce, Jr. and Kelly Sue Bunch

GRANTEES: Wahidi Construction, LLC

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of James L. Pryor's Heirs Subdivision of Lot No. 19 and Lot No. 20 in Brownsville, as of record in Book 843, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

ADDRESS: 1520 McKennie Avenue, Nashville, TN 37206

Comes now, Kirsten Virden, first being duly sworn, and deposes and says:

She is an Authorized Custodial Agent for Midtown Title, LLC, being duly sworn according to law, does hereby make oath that the following statements are true to the best of her information, knowledge and belief:

1. I recorded the prepared the Warranty Deed prepared by Signature Title Services, LLC, that conveyed the above- described property from John W. Bruce Jr., and Kelly Sue Bunce, ("Grantor") to Wahidi Construction, Inc., ("Grantee"). Said Warranty Deed was executed by the Grantor and delivered to the Grantees on July 16, 2021, and then recorded July 22, 2021, in Instrument No. 20210722-0098186, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the Warranty Deed contained an error in the derivation portion of the document. The last sentence in the derivation clause states "reference made at Affidavits of Heirship being recorded simultaneously" when in fact the affidavits were erroneously left out of the recording process. The Warranty Deed in Instrument No. 20210722-0098186 failed to have additional documents simultaneously recorded.

3. The purpose of this Affidavit is to amend the Warranty Deed recorded in Instrument No. 20210722-0098186 to reflect the Instrument Numbers of the recorded Affidavits of Heirship attached as Exhibit A & B to this Affidavit.

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

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 27 day of July 2021.

Kirsten Virden

Kirsten Virden as Authorized Agent for Midtown Title, LLC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kirsten Virden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July 2021.




Deb Bissell

Notary Public
My Commission Expires: 3-1-2023

" EXHIBIT A "

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12743-DJ

Karen Johnson Davidson County
Batch# 684772 AFFIDAVITH
07/27/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0101068

This Instrument Prepared by:
Signature Title Services, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211
From Information Furnished by the Parties

## AFFIDAVIT OF HEIRSHIP RE EVA JUNE BUNCE

STATE OF TENNESSEE)
COUNTY OF Davidson )

COMES JAMES MEADOWS, Affiant herein who, after being first duly sworn according to law, deposes and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, whose mailing address is 702 South Dickerson, Goodlettsville, TN 37072, and has personal knowledge of the facts as herein stated.

2. That Affiant was a friend to Eva June Bunce, Decedent, for over 40 years.

3. That Decedent died intestate on/about February 17, 2020.

4. That at the time of her death, Decedent had an interest in certain real property bearing the street address of 1520 McKennie Avenue, Nashville, TN 37206.

5 That Decedent was unwed at the time of her death.

6. That Decedent had two issue from her marriage to John W. Bunch, which said marriage was terminated by divorce: John W. Bunce, Jr. and Kelly Sue Bunce.

7. That Decedent had no further issue, natural or adopted.

8. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E felony. T.C.A. Section 30-2-712 (2).

9. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiants hereby agree to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER, AFFIANT SAITH NOT.

Witness my/our hand and seal on this, the 8th day of July, 2021.

JAMES MEADOWS

Sworn to and subscribed before me this 8th day of July, 2021.

My commission expires: 9/2/21

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Meadows, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of July, 2021.

My commission expires: 9/2/21

NOTARY PUBLIC

" EXHIBIT B "

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12743-DJ
This Instrument Prepared by:
Signature Title Services, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211
From Information Furnished by the Parties

Karen Johnson Davidson County
Batch# 684772 AFFIDAVITH
07/27/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0101067

## AFFIDAVIT OF HEIRSHIP RE EVA JUNE BUNCE

STATE OF TENNESSEE)
COUNTY OF Davidson )

COMES MITCHELL SCOTT, Affiant herein who, after being first duly sworn according to law, deposes and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, whose mailing address is 1105 Chapel Avenue, Nashville, TN 37206, and has personal knowledge of the facts as herein stated.

2. That Affiant was a friend to Eva June Bunce, Decedent, for over 20 years.

3. That Decedent died intestate on/about February 17, 2020.

4. That at the time of her death, Decedent had an interest in certain real property bearing the street address of 1520 McKennie Avenue, Nashville, TN 37206.

5 That Decedent was unwed at the time of her death.

6. That Decedent had two issue from her marriage to John W. Bunch, which said marriage was terminated by divorce: John W. Bunce, Jr. and Kelly Sue Bunce.

7. That Decedent had no further issue, natural or adopted.

8. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E felony. T.C.A. Section 30-2-712 (2).

9. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiants hereby agree to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER, AFFIANT SAITH NOT.

Witness my/our hand and seal on this, the 7th day of July, 2021.

Mitchell Scott
MITCHELL SCOTT

Sworn to and subscribed before me this 7th day of July, 2021.

My commission expires: 9/7/21

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell Scott, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of July, 2021.

My commission expires: 9/7/21

NOTARY PUBLIC

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

**I,** Kirsten Virden, **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** 7-27-2021 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:**

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 27th **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