Karen Johnson Davidson County
Batch# 742044 AFFIDAVIT
10/22/2021 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211022-0142537

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
13-0384HV / H-21-7542

STATE OF TENNESSEE
COUNTY OF SUMNER

SCRIVENER'S AFFIDAVIT

(REFERENCE TO WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20131223-0129435, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE)

Comes now Tennessee Title Service, LLC, by and through its authorized agent, and states on oath:

That Tennessee Title Services, LLC prepared a certain Warranty Deed recorded on 12/23/2013 wherein **Patrick Smith, Executor of the Estate of Dennis Konik,** as **Grantor,** conveyed interest in certain real property to **Phyllis Carman and Jimmy Carman, wife and husband**, as **Grantee**;

1. That said warranty deed was recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20131223-0129435;

2. That the information set forth in said warranty deed, by scrivener's error, contained an erroneous lot number and derivation clause;

3. That Tennessee Title Services, LLC closed two transactions between **Patrick Smith, Executor of the Estate of Dennis Konik,** as **Grantor,** and **Phyllis Carman and Jimmy Carman, wife and husband**, as **Grantee**; and those two warranty deeds were both recorded on the same day, 12/23/13, and are of record in Instrument No. 20131223-0129435 and Instrument No. 20131223-0129367, said Register's Office;

4. That one transaction was expressly intended to convey Lot **1-A** and the other transaction was expressly intended to convey Lot **1-B,** both on the Plan of Zone Lot Divisions, Lot 1, Bluefield Square, Section 1, of record in Plat Book 6050, Page 4, Register's Office for Davidson County, TN;

5. And that due to inadvertence and scrivener's error "Lot 1-B" and its derivation were transcribed onto BOTH warranty deeds of record in Instrument Nos. 20131223-0129435 and 20131223-0129367, said Register's Office resulting in two deeds which erroneously show "Lot 1-B";

6. That the warranty deed in Instrument No. 20131223-0129435, said Register's Office, does conclusively demonstrate the intention to convey "Lot 1-A" in that the specific Map and Parcel Number for "Lot 1-A" is shown and the correct address for "Lot 1-A" is also shown.

7. That the warranty deed in Instrument No. 20131223-0129367, said Register's Office, does conclusively demonstrate the intention to convey "Lot 1-B" in that the specific Map and Parcel Number for "Lot 1-B" is shown and the correct address for "Lot 1-B" is also shown.

8. That the correct legal description and derivation for the warranty deed of record in Instrument No. 20131223-0129435, is shown on the attached "Exhibit A" as it was originally intended; and

9. That this affidavit is given to correct and explain the errors and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Tennessee Title Service, LLC

By: _____
John Bobbitt, In-House Counsel

Subscribed and sworn to before me the undersigned on this 22nd day of October, 2021.

MELODY WORTHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

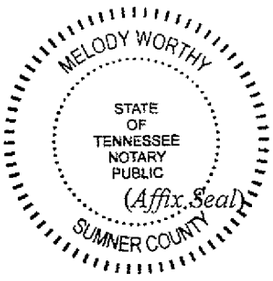
_____
Notary Public
My commission expires: June 24, 2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John Bobbitt**, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is an Agent for Tennessee Title Services, LLC and that he is authorized to execute this instrument on behalf of Tennessee Title Services.

Witness my hand and official seal on this the 22nd day of October, 2021.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of October 2021.



Notary Public

My Commission Expires: June 24, 2025

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1-A ON THE PLAN OF ZONE LOT DIVISION, LOT 1, BLUEFIELD SQUARE, SECTION 1, OF RECORD IN PLAT BOOK 6050, PAGE 4, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DENNIS KONIK, AN UNMARRIED MAN BY WARRANTY DEED FROM FRANKLIN J. RYLE, TRUSTEE OF THE DAVID LOWE TRUST U/A/D 5.2.91, RECORDED 1/19/11, IN INSTRUMENT NO. 20110119-0005203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, **Joshua A. Terry**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/22/2021.

Affiant Signature

10/22/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/22/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON