Karen Johnson Davidson County
Batch# 747310 AFFIDAVIT
11/01/2021 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211101-0146008

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Blueprint Title
150 Fourth Avenue North, 22nd FL
Nashville, TN 37129
2020-1821-TN

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Cassandra Wit , do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This Affidavit is being given pursuant Tenn. Code Ann. 66-24-101(a)(27).

1. On 03/17/2020 our office recorded a Warranty Deed, Carrie Taylor, unmarried, "Grantor" and Albransco LLC, a Kentucky Limited Liability Company, "Grantee".

2. Said Warranty Deed is of record in Instrument 20200317-0029627, Register's Office for Davidson County, Tennessee.

3. The derivation on the Warranty Deed was incorrect. The correct derivation is: Being the same property conveyed to Carrie Taylor, unmarried by Quitclaim Deed from Carrie M. Woodard NKA Carrie Taylor, unmarried, and Sean T Woodard, unmarried dated August 30, 2019 and recorded September 9, 2019 of record in instrument No 20190909-0090483, in the Register's Office for Davidson County, Tennessee.
Further being the property conveyed to Carrie M. Woodard and Sean T. Woodard, wife and husband by Quitclaim Deed from Carrie M. Taylor, unmarried, dated September 29, 2017 recorded October 20, 2017of record in Instrument No. 20171020-0107597 in the Register's Office of Davidson County, Tennessee,
Further being the property conveyed to Carrie M. Taylor, an unmarried woman by Warranty Deed from Lawrence J Petty, a married man, dated April 14, 2006 and recorded on April 28, 2006 of record in Instrument No. 20060428-0048980 in Register's Office for Davidson County, Tennessee,

4. The said Scrivener's Affidavit is to correct said Warranty Deed recorded in Instrument 20200317-0029627, in the Davidson County, Tennessee Register of Deeds Office as follows: Being the same property conveyed to Carrie Taylor, unmarried by Quitclaim Deed from Carrie M. Woodard NKA Carrie Taylor, unmarried and Sean T Woodard, unmarried dated August 30, 2019 and recorded September 9, 2019 of record in Instrument No. 20190909-0090483, in the Register's Office for Davidson County, Tennessee. Further being the property conveyed to Carrie M. Taylor, an unmarried woman by Warranty Dee from Lawrence J Petty, a married man of record in Instrument No. 20060428-0048980 Register's Office for Davidson County, Tennessee, dated April 14, 2006 and recorded April 28, 2006.

FURTHER AFFIANT sayeth not.

Blueprint Title:

Cassandra Wit, Authorized Agent of Blueprint Title

SWORN TO and SUBSCRIBED before me this 27 day of October, 2021.

Notary Public

My Commission Expires: 5/5/25

Map and Parcel: 072-05-0-102
Property Address:1025 East Trinity Lane
Nashville, TN 37216

LAUREN ISBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 1025 East Trinity Lane, Nashville, TN 37216

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 October 27, 2021.

Steve Berneman

Date: 27th day of October, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 27th day of October, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025



File No.: 2020-1821-TN