Karen Johnson Davidson County
Batch# 764949 AFFIDAVIT
12/02/2021 08:45:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211202-0159436

THIS INSTRUMENT PREPARED BY:
Andrew J. Suzore, Attorney
Lenders Title Company
149 1st Ave. North
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED RECORDED IN INSTRUMENT NO. 20210916-0124603

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Andrew Suzore, hereinafter referred to as Affiant, on this 29th day of November, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. The Affiant is an Agent of Lenders Title Company, the recorder of a certain Warranty Deed dated September 15, 2021, and recorded September 16, 2021, of record as Instrument No. 20210916-0124603 in the Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed from Beverly H. Woodward, unmarried ("Grantor")to Sandra L. Gray, a single person ("Grantee") failed to include in the derivation clause that Michael W. Woodward has since passed away.

3. The said Warranty Deed also did not correctly reflect where to send new tax bills.

4. The Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was created by the preparer of the said Warranty Deed only by inadvertence or mistake, and hereby corrects the said Warranty Deed in regards to (a) the last paragraph of the derivation clause and (b) where to send the tax bills, to read as follows:

   (a) Being the same property conveyed to Michael W. Woodward and Beverly H. Woodward, husband and wife, by Warranty Deed from Barbara Earl, an unmarried person, of record in Instrument No. 20130614-0061090, in the Register's Office for Davidson County, Tennessee, dated June 12, 2013, and recorded on June 14, 2013; **the said Michael W. Woodward having since passed away on or about April 03, 2021, leaving the said Beverly H. Woodward as surviving tenant by the entirety.**

   (b) Address of New Owner – **Sandra L. Gray**
   945 Todd Preis Drive
   Nashville, TN 37221

Further the Affiant saith not.

Andrew Suzore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew Suzore, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of November, 2021.

Notary Public
My Commission Expires: 02-01-2025

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 Nov. 29, 2021 (date of document).

Affiant Signature

Nov. 29, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 29th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County