This document prepared by and return to:
Hywater Title, LLC
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 820477 AFFIDAVIT
03/11/2022 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028918

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

SCRIVENER'S AFFIDAVIT

The undersigned, Joanna Fowler, who is over eighteen (18) years of age and whose address is 1800 S. Rutherford Blvd., Suite 203, Murfreesboro, TN 37130, being duly sworn, states as follows:

A Warranty Deed, dated February 18, 2022 of record at Instrument No. 20220228-0022536, in the Register's Office for Davidson County, Tennessee, was executed by **Cristina Marie Smith**, as grantor, conveying to **Bart L. Hanchey and Tracy L. Hanchey**, as grantee, certain property located in Davidson County, Tennessee, as more particularly described herein:

> Land in Davidson County, Tennessee, being all of Lot No. 22 on the Plan of Virginia Manor, as of record in Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Cristina Marie Sebree aka Cristina Smith by Corrected Quitclaim Deed from Margaret L. Sebree Albin, as a life estate dated October 8, 2004 and record November 22, 2004, appearing of record in Instrument No. 20041122-0139645, Register's Office for Davidson County, Tennessee. The said Margaret L. Sebree Albin having since died on November 29, 2021, leaving Cristina Smith as sole owner.

In said instrument, the most recent corrected Quitclaim Deed was omitted from title conveyance history. This is a scrivener's error and was made unintentionally. Correct legal description and conveyance should read as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 22 on the Plan of Virginia Manor, as of record in Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Cristina Marie Sebree aka Cristina Smith by Corrected Quitclaim Deed from Margaret L. Sebree Albin, with the grantor retaining a life estate, dated October 8, 2004 and recorded November 22, 2004, appearing of record in Instrument No. 20041122-0139645, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Cristina Marie Sebree n/k/a Cristina Smith by Quitclaim Deed from Bruce de'Monte Sebree and Mario Ramerio Sebree, dated February 18, 2022 and recorded February 28, 2022, appearing of record in Instrument No. 20220228-0022535, Register's Office for Davidson County, Tennessee.

The said Margaret L. Sebree Albin having since died on November 29, 2021, leaving Cristina Smith as sole owner.

This Affidavit is made of my personal knowledge for the purpose of correcting the error above described. The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated effective as of March 4th, 2022.

Joanna Fowler
(Affiant)

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 4th day of March, 2022, before me, a Notary Public, personally appeared Joanna Fowler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that he/she executed the same as his/her free act and deed. She/he also made oath that she/he has read the foregoing affidavit and that the things and matters contained therein are true and correct. The affiant did further acknowledge that she/he executed the within described document for the purpose of correcting the scrivener's error therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date first above written.

Patricia A. Miller
Notary Public
My commission expires: 05/23/2023

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 03/4/2022 (date of document).

Jami K. Averwater

Signature

03/04/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4th day of March, 2022

Notary Public
My Commission Expires: 11-22-25
Seal

ZACK BURDETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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