Karen Johnson Davidson County
Batch# 821305 AFFIDAVIT
03/14/2022 09:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220314-0029274

Prepared By / Please Return To:
Kevin A. Criswell, Esq.
Signature Title Services, LLC
1517 Hunt Club Blvd.
Gallatin, TN 37066
ST21-OUT-1354

SCRIVENER'S AFFIDAVIT

(In Reference to Warranty Deed of record in Instrument No. 20220126-0009615, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes Kristen Traini, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I, Kristen Traini, am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be recorded a certain Warranty Deed dated January 13, 2022, conveying certain property commonly known as 4158 Boyd Dr., Nashville, TN 37218, from Brandon Adams, Trustee of the 4158 Boyd Dr. Trust to Erin Dias, Trustee of The Boyd 4158 Trust, the same being of record in Instrument No. 20220126-0009615, Register's Office for Davidson County, Tennessee.

3.) That by mistake and inadvertence, the statement of value was incorrect in that the statement of value reflected an actual value of $152,800.00, when it should have reflected an actual value of $252,800.00.

4.) That upon recording of said Warranty Deed, a total of $555.36 in Transfer Taxes were paid.

5.) That the total recording taxes that should have been paid upon the recording of said Warranty Deed was $935.36, thereby leaving a difference of $380.00 unpaid.

6.) That said Warranty Deed is hereby corrected as if the actual value of the property had appeared correctly therein *ab initio.*

7.) That Signature Title Services, LLC, remits herewith $380.00 in additional Transfer Taxes, resulting in the entire $935.36 Transfer Tax amount being paid.

Kristen Traini

Sworn to and subscribed before me this 7th day of March, 2022.

My Commission Expires: 03/01/2025

Notary Public

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and seal, this 7th day of March, 2022.

My Commission Expires: 03/01/2025

Notary Public

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/7/2022 (date of document).

Jennifer Russell
Affiant Signature

3/7/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

