Karen Johnson Davidson County
Batch# 838154 AFFIDAVIT
04/11/2022 03:35:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220411-0041885

MAP 119; PARCEL NO: ~~060~~ 060.07
MAP & PARCEL: 124 00 0 060.00

Recording Information

BK/PG:2170/2394-2398
22009974

5 PGS : AFFIDAVIT	
MISTY THOMAS 514044 - 22009974	
04/01/2022 - 02:48 PM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE of TENNESSEE. WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

This Instrument Prepared by:

Jackson M. Welch, Jr.
Hartzog & Silva, PLLC
123 Fifth Ave. North
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT

I, **JACKSON M. WELCH, JR.**, an attorney with the firm of Hartzog & Silva, PLLC, with offices situated at 123 Fifth Avenue North, Franklin, Williamson County, Tennessee, have personal knowledge of the facts herein stated, and under oath state as follows:

1. A Warranty Deed conveying property from Barbara A. Rowlett to James H. Rowlett, Jr., was recorded on April 22, 2019, in the Register's Office for Davidson County, Tennessee, being Instrument Number 20190422-0036052. See attached "Exhibit A"

2. Said Warranty Deed contained an error in the derivation paragraph in that said derivation reads as follows:

> **"Being the same property conveyed to James H. Rowlett and wife, Barbara A. Rowlett, by a deed of record in Book 5618, Page 934, Register's Office for Davidson County, Tennessee. Being the same property which vested solely in Barbara A. Rowlett upon the death of James H. Rowlett."**

3. However, the correct derivation should read as follows:

> **"Being the same property conveyed to James H. Rowlett and wife, Barbara A. Rowlett, by a deed of record in Book 5618, Page 934, Register's Office for Davidson County, Tennessee, and the same property conveyed to James H. Rowlett and wife, Barbara A. Rowlett, by a deed of record in Book 377, Page 283, Register's Office for Wilson County, Tennessee. Being the same property which vested solely in Barbara A. Rowlett upon the death of James H. Rowlett."**

4. Therefore, this Affidavit is made for the purpose of correcting the error contained in the Warranty Deed previously recorded.

EXECUTED this 28 day of March, 2022.

JACKSON M. WELCH, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Denise Cole, a Notary Public in and for said county and state, the within named **JACKSON M. WELCH, JR.**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28th day of March, 2022.

DENISE L. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/7/2024

"Exhibit A"

MAP 119; PARCEL NO.: 6000

THIS INSTRUMENT HAS BEEN PREPARED ACCORDING TO INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT BENEFIT OF A TITLE EXAMINATION

Recording Information
Karen Johnson Davidson County Batch# 219891 DEEDWARR 04/22/2019 08:14:57 AM 2 pgs Fees: $13.00 Taxes: $185.00 20190422-0036052

This Instrument Prepared by:

Edward P. Silva
Hartzog & Silva, PLC
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	Mr. James H. Rowlett, Jr. 3016 Chapel Hill Drive Murfreesboro, TN 37129	None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, **BARBARA A. ROWLETT**, hereinafter referred to as Grantor, has bargained and sold and by these presents does transfer and convey unto **JAMES H. ROWLETT, JR.**, hereinafter referred to as Grantee, his heirs, successors and/or assigns forever, the following described property situated in Davidson County, Tennessee, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows: beginning at a point in the southerly margin of Hobson Pike, said point being 1197.53 feet from the most westerly line of the Co-Op Properties, Inc. Farm as measured along the southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; thence South 7 degrees 10 minutes East 1103.00 feet to a point; thence South 82 degrees 53 minutes West 200 feet to a point; thence North 7 degrees 10 minutes West 1107.79 feet to the point of beginning, containing 5.07 acres, more or less.

Being the same property conveyed to James H. Rowlett and wife, Barbara A. Rowlett, by a deed of record in Book 5618, Page 934, Register's Office for Davidson County, Tennessee. Being the same property which vested solely in Barbara A. Rowlett upon the death of James H. Rowlett.

that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all and demand of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set her signature, this the 25th day of March, 2019.

ALEJANDRA ANDERSON
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

Barbara A. Rowlett
BARBARA A. ROWLETT

by: C. Diane Crosier
C. DIANE CROSIER, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 25th day of March, 2019, before me personally appeared **C. DIANE CROSIER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BARBARA A. ROWLETT**, and who acknowledged that she executed the same as the free act and deed of the said **BARBARA A. ROWLETT**.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of March, 2019.

My Commission Expires:
1/30/2022

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $50,000.00.

ALEJANDRA ANDERSON
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

C. Diane Crosier
Affiant

SWORN TO and subscribed before me on this the 25th day of March, 2019.

My Commission Expires:
1/30/2022

Notary Public

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make 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 3/28/22 (date of document).

Affiant Signature

4/1/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1 day of April, 2022.

Notary Signature

My Commission Expires: 11/20/2022

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make 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 3/28/22 (date of document).

Affiant Signature

4/4/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of April, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY