Karen Johnson Davidson County
Batch# 844408 AFFIDAVIT
04/25/2022 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220425-0047063

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Blueprint Title
401 Church St., #1200
Nashville, TN 37219
File: 2021-5176-TN

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Steve Berneman, 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 April 13, 2021, our office recorded a Warranty Deed, Rebuilt Realty, LLC "the Grantor" and Kris Hamid "the Grantee".

2. Said Warranty Deed is of record in Instrument #20210413-0048801, Register of Deeds Office for Davidson County, Tennessee.

3. The Book Number referenced on page 1 of the said Warranty Deed is incorrect. It currently reads: Book 2230.

4. The said Scrivener's Affidavit is being recorded to correct page 1 of the said Warranty Deed by correcting the Book Number. The correct Book Number is 2330, as referenced in Book 10477, Page 565, Register of Deeds Office for Davidson County, Tennessee.

FURTHER AFFIANT sayeth not.

Blueprint Title:

Steve Berneman, CEO

SWORN TO and SUBSCRIBED before me this 15 day of April 2022.

Notary Public

My Commission Expires: 1/8/24

Map and Parcel: 061-02-0-127
Property Address: 4506 Gra Mar Drive, Nashville, TN 37216

TAYLOR STROUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

Name and Address of New Owner:
Kris Hamid
9010 Chardonnay Trace
Franklin, TN 37067

Send Tax Bills To:
Kris Hamid
9010 Chardonnay Trace
Franklin, TN 37067

This Instrument Prepared By:
Stephanie Dodson
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 061-02-0-127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rebuilt Realty, LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kris Hamid, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> All that certain property situated in Nashville in the County of Davidson, and the State of Tennessee, and being described in a Deed dated May 29, 1997 and recorded June 3, 1997 among the land records of the County and State set forth above, and referenced as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Gra Mar acres of record in Book 2330, page 19 Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Mary Ellen Basgall , unmarried by Deed dated November 15, 2001 from Andrea L. White and husband Marc K. White, recorded November 19, 2001, in Instrument Number 20011119-0126857, in the Official Records of Davidson County, Tennessee.
>
> Being the same property conveyed to Rebuilt Realty LLC by deed dated

April 9, 2021 from Mary Ellen Basgall recorded Instrument No. 202104090047508 in the official records of the Register's Office For Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2021.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: John Shoaf, Authorized Signatory

John Shoaf, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ginger Bone of the state and county mentioned, personally appeared John Shoaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Rebuilt Realty, LLC, the within named bargainor, a Limited Liability Company, and that such John Shoaf as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Tennessee, this 31st day of March, 2021.

Notary Signature

Printed Name: Ginger Bone

My commission expires: 6-20-2021

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $283,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of March, 2021.

Notary Public
My commission expires: 6-20-2021
File No. 2021-5176-TN

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

Property Address: 4506 Gra Mar Drive, 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 March 31, 2021.

Steve Berneman

Date: 15th day of April, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 15th day of April, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2021-5176-TN