Karen Johnson Davidson County
Batch# 853956 AFFIDAVIT
05/12/2022 08:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220512-0054374

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Blueprint Title
401 Church St. #1200
Nashville, TN 37219
File: 2020-3925-TN

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, John Shoaf, 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 12/16/2020 our office recorded a Warranty Deed, Eric M. Quiram, a married man and Jason A. Quiram, a married man, "the Grantors," and William Russell Bennett, a single man, "the Grantee".

2. Said Warranty Deed is of record in Instrument Number 20201216-0148208, in the Register's Office of Davidson County, Tennessee.

3. The legal description on the Warranty Deed was incorrect. The Warranty Deed currently reads as follows: A condominium Unit in Davidson County, Tennessee, being Units No. A-6, A-7, A-13, A-15, and B-35 on the Plan of Madison Park Condominium, Phase II, according to Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551 and amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through 182, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

4. The said Scrivener's Affidavit is to correct said Warranty Deed recorded in Instrument Number 20201216-0148208, with the Register's Office of Davidson County, Tennessee, and should be described as follows: Land in Davidson County, being Unit No. A-6 (208), A-7 (308), A-13 (307), A-15 (304) and B-35 (303), Madison Park Condominiums, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, Pages 179 thru 182, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

FURTHER AFFIANT sayeth not.

Blueprint Title:

John Shoaf, Senior Vice President

SWORN TO and SUBSCRIBED before me this 21 day of May 2022.

Notary Public

My Commission Expires: 1/8/24

Map & Parcel No: 043100A01000CO – Unit A-208 (A-6)
043100A02200CO – Unit A-308 (A-7)
043100A02100CO – Unit A-307 (A-13)
043100A01800CO – Unit A-304 (A-15)
043100A04100CO – Unit B-303 (B-35)

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

Name and Address of New Owner and
Send Tax Bills To:
William Russell Bennett
1273 East Putnam Avenue
Greenwich, CT 06878

This Instrument Prepared By:
Blueprint Title TN
401 Church St. #1200
Nashville, TN 37219

Map & Parcel No: 043100A01000CO
043100A02200CO
043100A02100CO
043100A01800CO
043100A04100CO

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, **Eric M. Quiram, a married man and Jason A. Quiram, a married man**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **William Russell Bennett, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Unit No. A-6 (208), A-7 (308), A-13 (307), A-15 (304) and B-35 (303), Madison Park Condominiums, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, Pages 179 thru 182, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric M. Quiram and Jason A. Quiram by Deed dated November 15, 2016 from Nicholas Buda, unmarried and Ashley Bosshart, unmarried, recorded November 18, 2016, in Instrument Number 20161118-0122173, in the Official Records of Davidson County, Tennessee.

NOTE: This property has never served as the primary marital residence for either Grantor herein.

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

Grantors covenant that they are lawfully seized and possessed of said real estate, have 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, Grantors have caused this Warranty Deed to be executed on the 14th day of December, 2020.

Eric M. Quiram

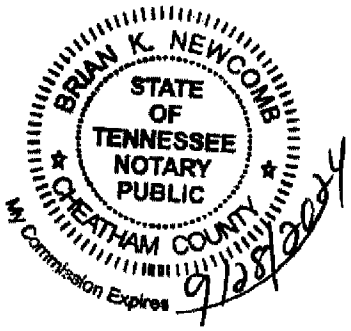
Jason A. Quiram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2020, before me personally appeared Eric M. Quiram and Jason A. Quiram, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 14th day of December, 2020.

Notary Signature



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 $472,250.00, 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 14th day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

Property Address: 555 N. Dupont Ave., Nashville, TN 37115

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 December 14, 2020.

Steve Berneman

Date: 3rd day of May, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 3rd day of May, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2020-3925-TN