Karen Johnson Davidson County
Batch# 875884 AFFIDAVIT
06/22/2022 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220622-0071296

Prepared BY:
Bell Law Settlement Services
112 30th Ave North
Nashville, TN 37203

AFFIDAVIT OF BRITTANY TRENT, PROCESSOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on April 29th, 2022, Brittany Trent, was a Processor at Bell Law Settlement Services, and in her capacity with Bell Law Settlement Services, she prepared a Warranty Deed transferring property located at 229 Pepper Ridge Circle, Antioch, TN 37013 from Sandra Moyers, Kathy McGehee, Martha Wallace and Barbara McArthur, tenants in common with no rights of survivorship, to Claire Karas, unmarried.

WHEREAS, on April 29th, 2022, Brittany Trent sent for recording said Warranty Deed but omitted the Affidavit of Heirship in the derivation. The derivation should have read:

> **Patricia A. Walden having died intestate, on or about August 6, 2021. Upon her death the subject property passed to her only heirs at law, her sisters, Sandra Moyers, Kathy McGehee, Martha Wallace and Barbara MacArthur, as evidenced by Affidavit of Heirship of record in instrument number 20220504-0051689, said Register's Office.**
>
> Being the same property conveyed to Sandra Moyers, Kathy McGhee, Martha Wallace, and Barbara McArthur, tenants in common with no rights of survivorship by Executors Deed from The Estate of Patricia Walden of record as Instrument No. 20220217-0018562 in the Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 17, 2022.
>
> Being the same property conveyed to Patricia Walden by Warranty Deed from Janet L. Smith, Trustee of the Henry G. Smith Living Trust Agreement, of record in Instrument No. 20140430-0036484, recorded on April 30, 2014 in the Registers Office for Davidson County, Tennessee. The said Patricia Ann Walden has since departed this life on or around August 6, 2021, whereas the Estate of Patricia Walden was duly probated in the Probate Court for Davidson County, Tennessee, under Docket No. 21P-1710, to whom Letters of Testamentary were granted to Kathy McGhee as Administratrix on November 3, 2021.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20220504-0051690, by scrivener's error, and Brittany Trent by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

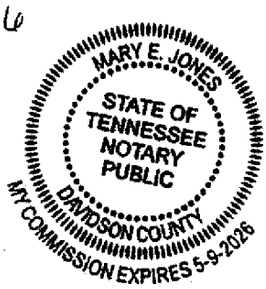
Brittany Trent, Processor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named affiant, Brittany Trent, Processor, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 15th day of June, 2022.

Mary E. Jones
NOTARY PUBLIC
My Commission Expires: 5/09/2026



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 6/15/22 (date of document).

Affiant Signature

6/16/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

