Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY:
McCann & Hubbard
A. Scott Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 904424 AFFIDAVIT
08/17/2022 11:08:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220817-0093221

SCRIVENER'S AFFIDAVIT

Comes now the affiant, A. Scott Hubbard, and being duly sworn upon oath states as follows:

1. I am an attorney with the firm of McCann & Hubbard. I prepared the Warranty Deed dated August 18, 2017, whereby real property with an address of 6335 Old Hickory Blvd., Whites Creek, Tennessee 37189 (the "Property") was conveyed from Teresa P. Kingsley and Betsy C. Hudson (the "Sellers") to Kirby D. Graham and Jessica N. Graham (the "Buyers"), of record in Instrument No. 20170824-0086950 (the "Warranty Deed"), Register's Office for Davidson County, Tennessee.

2. The Sellers received the Property via a Quitclaim Deed dated June 4, 2007 from Doris Harris Graves, wherein Doris Harris Graves reserved a life estate for herself in the Property, of record in Instrument No. 20070605-0067071 (the "Quitclaim Deed"), Register's Office for Davidson County, Tennessee.

3. The Warranty Deed from the Sellers to the Buyers of record in Instrument No. 20170824-0086950, Register's Office for Davidson County, Tennessee, failed to mention the status of the life estate that was reserved by Doris Harris Graves in the Property. This Scrivener's Affidavit is being recorded to correct the omission on the Warranty Deed.

4. The Warranty Deed is hereby corrected to add the following statement:

   Doris Harris Graves died on March 20, 2017. The life estate interest that she held in the Property terminated upon her death.

Witness my hand this 15 day of August, 2022.

A. Scott Hubbard
A. Scott Hubbard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of August, 2022, personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of August, 2022.

My Commission Expires:_____

Notary Public



File:
170447SH