Karen Johnson Davidson County
Batch# 911785 AFFIDAVIT
09/02/2022 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220902-0098893

THIS INSTRUMENT PREPARED BY:
615 TITLE, LLC
807 Bradford Avenue
Nashville, TN 37204

SCRIVENER'S AFFIDAVIT

(Reference to Warranty Deed of record at Instrument No. 20211109-0149249, Davidson County ROD)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

COMES NOW, **Tiffany Rooker**, hereinafter referred to as "Affiant", on this 1st day of September 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief.

1) That 615 Title, LLC., recorded a certain Warranty Deed dated November 2, 2021, and recorded on November 9, 2021, of record at Instrument No. 20211109-0149249, Register's Office for Davidson County, Tennessee, wherein BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING, CO-EXECUTORS OF THE ESTATE OF ELIZABETH MEGGS BROWNING, AND BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING, CO-TRUSTEES OF THE ELIZABETH MEGGS BROWING FAMILY TRUST, AND BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING, DEVISEES UNDER THE WILL OF ELIZABATH MEGGS BROWNING conveyed certain property to Brette Lilyann Allison, a single woman and Jason Allison, a married man.

2) That said Warranty Deed, by scrivener's error, was recorded missing a signature page containing Barbara Joan Browning's signature as Co-Executor, Co-Trustee and as an individual.

3) That Affiant makes this Affidavit for the purpose of adding the missing signature page containing Barbara Joan Browning's signature page to said Warranty Deed as follows:

SEE ATTACHED EXHIBIT "A"

AFFIANT further said not.

Tiffany Rooker

Tiffany Rooker, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tiffany Rooker**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September 2022.

My Commission Expires: 10/2/2023

Notary Public

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2024-587

Exhibit "A"

Estate of Elizabeth Meggs Browning

By: _____
Barbara Joan Browning, Co-Executor

Elizabeth Meggs Browning Family Trust

By: _____
Barbara Joan Browning, Co-Trustee

Devisee Under the Will of Elizabeth Meggs Browning

_____
Barbara Joan Browning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Joan Browning, as Co-Executor of the Estate of Elizabeth Meggs Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2ND day of November, 2021.

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Joan Browning, as Co-Trustee of the Elizabeth Meggs Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2ND day of November, 2021.

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Joan Browning, Devisee under the will of Elizabeth Meggs Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2ND day of November 2021.

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/01/2022.

D. Shayne Adair

9/01/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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



Notary Public
My Commission Expires: 03/07/2026