Karen Johnson Davidson County
Batch# 933599 AFFIDAVIT
10/25/2022 12:18:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221025-0115693

Prepared by:
Signature Title Services, LLC
1517 Hunt Club Blvd. Suite 200
Gallatin, TN 37066
615-724-7100
ST22-OUT-3318

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Rutherford

The undersigned, Kathryn Smith, being first duly sworn, deposes and makes oath as follows:

I prepared and caused to be recorded, in the scope of my employment, the following document:

Warranty Deed dated October 4, 2022, from Brandon Adams, Truste of The 6048 Deal Ave Trust to Ndurache Anthony Adaba nd Chantell Brie Young, husband and wife, recorded October 7, 2022 as Instrument No. 20221007-0110477, Register's Office for Davidson County, Tennessee.

Due to inadvertence and mistake, the referenced conveyance was made subjest to three different liens of record which had already been satisfied and no longer applied. These liens read on the deed as follows:

Notice of lien for past due HOA fees filed by Parkside Place Homeowners Association against Nancy M. Pitt in the amount of $1,762.00 dated May 10, 2005, of record in Instrument No. 20050516-0055104, said Register's Office.

Notice of lien for past due HOA fees filed by Parkside Place Homeowners Association against Nancy M. Pitt in the amount of $654.00 dated February 1, 2006, of record in Instrument No. 20060202-0012707, said Register's Office.

Notice of lien for past due HOA fees filed by Parkside Place Homeowners Association against Nancy M. Pitt in the amount of $6,252.00 dated April 21, 2017, of record in Instrument No. 20170421-0039412, said Register's Office.

Therefore, in order to comply with the intentions of the parties to said Warranty Deed, the previously stated liens are hereby removed from the referenced Warranty Deed and the Warranty Deed amended to remove said liens / incumbrances.

Witness my hand this 24 day of October, 2022.

Kathryn Smith

Affiant: **Kathryn Smith**

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Kathryn Smith, the within Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 24 day of October, 2022.

Notary Public

My commission expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 10/24/2022.
Date

Jennifer Russell
Affiant Signature

10/25/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 25th day of October, 20 22

D Paulsson
Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER