Karen Johnson Davidson County
Batch# 933948 AFFIDAVIT
10/26/2022 02:57:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20221026-0116136

This instrument prepared by:
Kevin M. Seguin, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF TENNESSEE)
)ss.
COUNTY OF DAVIDSON)

SCRIVENER'S AFFIDAVIT

(RE: Quitclaim Deed of record at Instrument No. 20221021-0114685, Register's Office for Davidson County, Tennessee)

COME NOW, KEVIN M. SEGUIN, ESQ., and states on oath the following:

1. That as an attorney, I prepared a Quitclaim Deed of record at Instrument No. 20221021-0114685, Register's Office for Davidson County, Tennessee.

2. That the Quitclaim Deed of record at Instrument No. 20221021-0114685, Register's Office for Davidson County, Tennessee incorrectly states the Grantor as Osborne & Osborne General Partnership.

3. That the Quitclaim Deed of record at Instrument No. 20221021-0114685 should be rescinded and replaced with the Quitclaim Deed attached hereto as Exhibit "A"; and

4. That this affidavit is made of my personal knowledge and given to correct the above-described error.

[THIS SPACE INTENTIONALLY LEFT BLANK, SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

In witness whereof, this affidavit is executed this the 26th day of October, 2022.

KEVIN M. SEGUIN, ESQ.

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 KEVIN M. SEGUIN, ESQ., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of October, 2022.

Notary Public

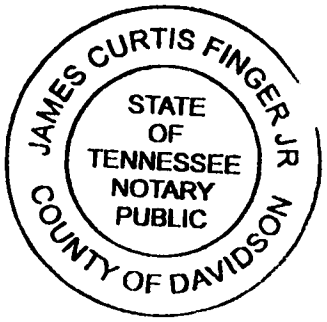


Exhibit A

Quitclaim Deed

[See Attached]

Prepared by and after recording return to:
Dickinson Wright PLLC
424 Church St., Suite 800
Nashville, TN 37219
Attn: Colin T. Ferguson

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Timothy Osborne 2748 Windemere Dr. Nashville, TN 37214	09512000300	Timothy Osborne 2748 Windemere Dr. Nashville, TN 37214

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, JOHN E. OSBORNE, an individual ("Grantor"), does hereby quitclaim and convey unto TIMOTHY E. OSBORNE, an individual ("Grantee"), all of its respective right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

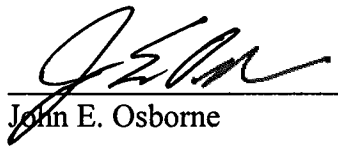
This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 26th day of October, 2022.

GRANTOR:



John E. Osborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, JOHN E. OSBORNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2022.

Notary Public

My Commission Expires: 3/6/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00.

Affiant

Sworn to and subscribed before me this 26th day of October, 2022.

Notary Public

My Commission Expires: 3/6/24

JAMES CURTIS FINGER JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

Land in the 3rd Civil District of Davidson County, Tennessee; property being described in Book 5866, page 431, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection by John Kohl & Company, P.C., 407 7th Ave. S., Nashville, TN 37203, License No. 100, dated May 10, 1983 as follows:

Beginning at a point in the southerly margin of Graylynn Drive, said point being the northeasterly most corner of Hughes property, formerly Woodson, Jr. property, and being the northwesterly most corner of the herein described property; thence South 25 deg. 07 min. East 180 feet to a point; thence northeasterly 180 feet to a point; thence northwesterly 180 feet to a point in the southerly margin of Graylynn Drive; thence with the southerly margin of Graylynn Drive 180 feet to the point of beginning.

Being the same property conveyed to John E. Osborne and Timothy E. Osborne, as tenants in common, by Quitclaim Deed from Darrell L. West, Trustee, of record in Instrument No. 20040517-0057690, in the Register's Office of Davidson County, Tennessee, dated May 5, 2004 and recorded on May 17, 2004.

This is improved property known as 271 Graylynn Drive, Nashville, Tennessee 37214.

Parcel ID: 09512000300

4891-6607-4164 v3 [103388-1]

Tennessee Certification of Electronic Document

I, James Finger, 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 10/20/2022 (date of document).

James C. Finger Jr
Affiant Signature

10/20/2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

