Karen Johnson Davidson County
Batch# 946575 AFFIDAVIT
12/01/2022 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125959

**Prepared by:**
**Stewart Title Company**
**13026 Lebanon Road, Suite 100**
**Mt. Juliet, TN 37122**
**File: 1872832**

# SCRIVENER'S AFFIDAVIT

The undersigned, **Liz Davis**, as representative of Stewart Title Company Tennessee Division, having personal knowledge of the facts herein stated, hereby swears and affirms the following:

Warranty Deed from **Patricia Ann Gill, a married woman** GRANTOR(S) to **Julia Bambini, a single woman** GRANTEE(S) conveyed the parcel of real estate located at: 323 Lorna Dr. Nashville TN 37214

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 178 fronts 90 feet on the Northerly side of Lorna Drive and runs back 87 feet on the Easterly line and 137.1 feet on the Westerly line to a dead line, measuring 100.6 feet thereon.

Being the same property conveyed to **Patricia Ann Gill, a married person** by Quit Claim Deed from Elbert Floyd Allen and wife Phebe Belle Allen, of record in Instrument 20020312-0030772, Register's Office for Davidson County, Tennessee, dated March 07,2002 and recorded March12,2022.

Being the same property conveyed to Elbert Floyd Allen and Phebe Belle Allen by Quit Claim Deed from Gail P. Pigg, Trustee of record in Book 10169, Page 370, in the Register's Office for Davidson County, Tennessee dated August 27, 1996 and recorded August 28, 1996.

Being the same property conveyed to Paul A. Leighton and wife, Mary E. Leighton by Warranty Deed from Mary L. Trainor and Rev. Paul E. Trainor, of record in Book 4620, Page 106, Register's Office for Davidson County, Tennessee, dated July 14,1972 and recorded July 19, 1972. The said Paul A. Leighton since died in June29,1977 and Mary E Leighton in December 24, 1995, leaving a Will probated in the Probate court for Davidson County, Tennessee, Docket No. 96P-39.

Said Warranty Deed **dated 11/29/2022**, and **recorded on 11/30/2022** in **Instrument 202211300125528**, in the Registers Office of Davidson County, Tennessee, contained a typographical error in the Legal Description/Derivation Clause. The legal description/derivation clause is incorrect.

The purpose for this affidavit is to correct the legal description/derivation clause error to read:

**Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County. to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Paul A. Leighton and wife, Mary E. Leighton by Warranty Deed from Mary L. Trainor and Rev. Paul E. Trainor, dated 07/19/1972, of record in Book 4620, Page 106, Register's Office for Davidson County, Tennessee. The said Paul A. Leighton died on 06/29/1977, leaving the said Mary Ethel Leighton the sole surviving tenant by the entirety. The said Mary Ethel Leighton died testate on 12/24/1995, devising subject property to Elbert Floyd Allen and Phebe Belle Allen, as evidenced in Docket No. 96P-39, Probate Court Clerk's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Elbert Floyd Allen and Phebe Belle Allen by Pigg P. Gail, Trustee by Quit Claim Deed from Elbert Floyd Allen and Phebe Belle Allen, Co- Executors of the Estate of Mary Ethel Leighton, dated 08/27/1996, of record in Book 10169, Page 370, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Patricia Ann Gill, a married person by Quit Claim Deed from Elbert Floyd Allen and wife Phebe Belle Allen, dated 03/07/2002, of record in Instrument 20020312-0030772, Register's Office for Davidson County, Tennessee.**

Signed under the penalties of perjury this 1st day of December 2022.

STEWART TITLE COMPANY TENNESSEE DIVISION

By: Liz Davis

**Liz Davis**

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**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me the undersigned, a Notary Public in and for said County and State, **Liz Davis,** with whom I am personally acquainted and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December 2022

Lissa Groom

NOTARY PUBLIC

LISSA GROOM
STATE OF TENNESSEE NOTARY
WILSON COUNTY

MY COMMISSION EXPIRES: 7·16·2024

# $3.00 E-RECORDING PAGE FEE

**CERTIFICATE OF AUTHENTICITY**

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 December 1 2022.

Tracey Trumphour
Affiant
Date: 12-1-22

STATE OF TENNESSEE
COUNTY OF Wilson

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

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY