Karen Johnson Davidson County
Batch# 1001623 AFFIDAVIT
05/10/2023 12:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230510-0034882

This Instrument Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of Derivation in Warranty Deed
from Johnny Darryl Morris and Ginger Morris
to BAM Ventures, LLC of record in
Instrument No. 20230502-0032321, Register's Office for
Davidson County, Tennessee
Map/Parcel #08301010600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Julia Wyatt, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 1st day of May, 2023, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument No. 20230502-0032321, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Johnny Darryl Morris and Ginger Morris, as GRANTORS, to BAM Ventures, LLC, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the derivation is incorrect on said Warranty Deed. This error was unintentional. The correct and proper derivation which should appear in the deed of record in Instrument No. 20230502-0032321 said Register's Office, is as follows:

Being the same property conveyed to Johnny Darryl Morris, by deed from Rose Ann Morris, of record in Instrument No. 20190214-0014083, dated February 13, 2019, also see deed in Instrument No. 20170606-0056534, Register's Office for said County. The said Mary Virginia Taylor Morris died November 11, 2020, Register's Office for said County.

This Affidavit is made of my personal knowledge to correct the error described above.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

EXECUTED on this 10th day of May, 2023.

(AFFIANT) – Julia Wyatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of May, 2023, as being executed by Julia Wyatt.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Julia Wyatt, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 10th day of May, 2023.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 May 10, 2023.

(AFFIANT) – Anita Lester

May 10, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me May 10, 2023.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY