Karen Johnson Davidson County
Batch# 1062582 AFFIDAVIT
10/19/2023 08:11:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231019-0081854

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information Supplied by the Parties

SCRIVENERS AFFIDAVIT TO CORRECT INSTRUMENT NO. 20231009-0079116

RE: Correction of Quitclaim Deed from Tina Bembry, to Vanessa S. Bembry, dated October 5, 2023, of record in Instrument No. 20231009-0079116, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now the undersigned, Josh Tillman, and after first being duly sworn, does state that he is an attorney with the law firm of Cook Tillman Law Group, and that the following statements are true to the best of his knowledge, information and belief:

1. Cook Tillman Law Group, prepared a Quitclaim Deed dated October 5, 2023, in which Tina Bembry, conveyed certain real property to Vanessa S. Bembry, said Quitclaim Deed having been recorded on October 9, 2023, in Instrument No. 20231009-0079116, Register's Office, Davidson County, Tennessee, which is attached hereto and incorporated herein by reference.

2. The name of the Grantee was purely through error described incorrectly in said Quitclaim Deed. The words "Vanessa S. Bembry" should read "Vanessa J. Bembry" in the consideration paragraph.

3. The purpose of this Affidavit is to attest and affirm that the mistake is an oversight error and that it does not in any way change or alter the understanding and intentions of the parties who executed said Quitclaim Deed.

FURTHER, AFFIANT SAYS NOT.

WITNESS my hand this 16th day of October 2023.

Josh Tillman, Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Josh Tillman**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October 2023.

Notary Public

My Commission Expires:
9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/23/2024

[redacted]

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 1058875 DEEDQC
10/09/2023 08:26:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
[redacted]
20231009-0079116

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of Owner:	Send Tax Bills To:	Map and Parcel No.
Tina Bembry	Tina Bembry	10705018000
1902 Elanor Drive	1902 Elanor Drive	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Tina Bembry** ("Grantor") hereby quitclaims, conveys and transfers unto **Vanessa S. Bembry** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows, *reserving to herself a life estate and a general power of appointment in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property or the proceeds thereof to any person, including herself, without the permission of the Grantee*. The general power of appointment shall terminate upon the death of the Grantor.

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to **Tina Bembry, unmarried**, by Warranty Deed dated August 15, 2017, from **Ahmed A. Safeeullah, unmarried**, recorded in Instrument No. 20170818-0084851, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1902 Elanor Drive, Nashville, TN 37217**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 6th day of October 2023.

Tina Bembry
Tina Bembry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Tina Bembry** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October 2023.

Notary Public

My Commission Expires:
9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/23/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of October 2023.

Notary Public

My Commission Expires:
9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/23/2024