Karen Johnson Davidson County
Batch# 1069160 AFFIDAVIT
11/07/2023 08:16:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231107-0086887

This Instrument Prepared By: Ledbetter Title Company, LLC
24 N. Jefferson Ave.
Cookeville, TN 38501

AFFIDAVIT OF SCRIVENER'S ERROR WITH RESPECT TO WARRANTY DEED RECORDED AT INSTRUMENT #20231026-0083857, DAVIDSON COUNTY, TENNESSEE, BETWEEN GRANTOR, JEFFREY G. JONES AND BETTY C. JONES, HUSBAND AND WIFE, AND GRANTEE, JAMES EUGENE NEGRI AND WENDY JO NEGRI, TRUSTEES OF THE JAMES EUGENE NEGRI AND WENDY JO NEGRI TRUST UNDER A TRUST AGREEMENT DATED MAY 7, 2013

The undersigned, Ledbetter Title Company, LLC, a limited liability company, hereby certifies that it prepared a Warranty Deed wherein ***Jeffrey G. Jones and Betty C. Jones, husband and wife***, were the Grantors, and ***James Eugene Negri and Wendy Jo Negri, Trustees of the James Eugene Negri and Wendy Jo Negri Trust under a Trust Agreement dated May 7, 2013***, were the Grantees.

Ledbetter Title Company, LLC further certifies that it was the scrivener with respect to the preparation of the Warranty Deed, and that there was an error in the legal description of the property being conveyed which was described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Windsong Subdivision, as of record in Instrument No. 200001122-0115313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Tax Identification No. 098 13 0D 007.00
>
> Being the same property conveyed to Jeffrey G. Jones and wife, Betty C. Jones by Warranty Deed from Edward N. Davis and Wife, Shirley A. Davis of record in Instrument No. 20040301-0022981, in the Register's Office of Davidson County, Tennessee, dated February 26, 2004 and recorded on March 01, 2004. Also see Name Affidavit recorded in Instrument No. 20230914-0072076 and Instrument No. 20230914-0072077, Register's Office of Davidson County, Tennessee.

Ledbetter Title Company, LLC therefore executes this Scrivener's Affidavit to correct the Warranty Deed recorded in Instrument No. 20231026-0083857, Register's Office of Davidson County, Tennessee to reflect the correct legal description of the property being conveyed, being more accurately described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Windsong Subdivision, as of record in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Tax Identification No. 098 13 0D 007.00
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> Being the same property conveyed to Jeffrey G. Jones and wife, Betty C. Jones by Warranty Deed from Edward N. Davis and Wife, Shirley A. Davis of record in Instrument No. 20040301-0022981, in the Register's Office of Davidson County, Tennessee, dated February 26, 2004 and recorded on March 01, 2004. Also see Name Affidavit recorded in Instrument No. 20230914-0072076 and Instrument No. 20230914-0072077, Register's Office of Davidson County, Tennessee.

Further, affiant saith not, this 2nd day of November, 2023.

Ledbetter Title Company, LLC

By: _____
Beth Stone, Member

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Beth Stone***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of Ledbetter Title Company, LLC, the within named bargainor, a limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Ledbetter Title Company, LLC by herself as such Member.

WITNESS MY HAND and official seal on the 2nd day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11/20/23

MELONI J EDDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

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