Karen Johnson Davidson County
Batch# 1106447 AFFIDAVIT
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20240301-0014277

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

SCRIVENER'S AFFIDAVIT

RE: Correction of Grantor's Marital Status and Derivation on Warranty Deed from Peggy Ethridge to Terri M. Gillespie and husband, Marc A. Gillespie of record in Instrument No. 20050301-0022468, Register's Office for Davidson County, Tennessee.
Map #95-8-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Zana C. Petty, 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 28th day of February, 2005, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Warranty 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. 20050301-0022468 in the Register's Office for Davidson County, Tennessee, is a Warranty Deed securing certain real property that was executed by Peggy Ethridge, as GRANTORS, to Terri M. Gillespie and husband, Marc A. Gillespie, as GRANTEES.

The foregoing instrument contains scrivener's errors in that (a) the Grantor's marital status was erroneously omitted and (b) the derivation did not contain information as to Joe Ethridge on said Warranty Deed. These errors were unintentional. The correct and proper GRANTOR'S name which should appear in the Warranty Deed of record in Instrument No. 20050301-0022468, said Register's Office, is as follows:

Peggy Ethridge, unmarried

And the correct and proper derivation which should appear in the Warranty Deed of record in Instrument No. 20050301-0022468, said Register's Office, is as follows:

Being the same property conveyed to Joe Ethridge and wife, Peggy Ethridge by deed from Frank Batson and wife, Judy Batson, of record in Book 9730, Page 117, said Register's Office, dated July 5, 1995. The said Joe Ethridge died March 6, 2004, and title vested in Peggy Ethridge, as surviving tenant by the entirety.

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

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

EXECUTED on this 1st day of March, 2024.

(AFFIANT) – Zana C. Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of March, 2024, as being executed by Zana C. Petty.

My commission expires: 7/7/27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Zana C. Petty, 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 she executed the same as her free act and deed.

Witness my hand and official seal this 1st day of March, 2024.

My commission expires: 7/7/27

Notary Public

Scriveners Affidavit-W.Deed.karen

Certification of Recorded Documents

I, Julia Wyatt, 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 March 1, 2024.

(AFFIANT) – Julia Wyatt

March 1, 2024
Date

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me March 1, 2024.

My commission expires: 7/7/27

Notary Public