ATTORNEY'S AFFIDAVIT OF CORRECTION

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C.,
256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9841

Karen Johnson Davidson County
Batch# 1236598 AFFIDAVIT
02/12/2025 12:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250212-0010733

Affiant: Jim R. Vanderpool
To: Register's Office for Davidson County, Tennessee
Re: A Quit Claim Deed appearing in 20190325-0026766

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Jim R. Vanderpool , who is well known to me and said person swore under oath and stated as follows:

That in the course of reviewing a Quit Claim Deed ("Document") recorded in 20190325-0026766, Register's Office for Davidson County, Tennessee the affiant determined that the Document contained an error as described herein:

1. The Document contained an incomplete derivation clause in the legal description.

2. The original and incorrect language appearing in the Document is as follows:

Being part of the same property conveyed by Warranty Deed from Debra J. Tarver, unmarried to Curtis Groves and Brian Chester as recorded on the 5th day of September, 2017 in Instrument No. 20170905-0091129; part of Quitclaim Deed from Lee Tylor Edwards to Debra J. Tarver, a married woman as recorded on the 10th day of January, 2014 in Instrument No. 20140110-0002749 and part of Warranty Deed from Kevin Wayne Morgan and wife, Teresa Gayle Morgan to Lee Tylor Edwards, unmarried as recorded on the 16th day of November, 2006 in Instrument No. 20061116-0142434, in the Register's Office of Davidson County, Tennessee.

3. Through inadvertence, mistake, and scrivener's error, the language/wording in the Document is incorrect

4. The incorrect language described in paragraph number 2 (supra) is hereby deleted and replaced with the following correction:

Being the same property conveyed to Jenna M. Cristino and Vito Anthony Cristino, tenancy by entirety, by Warranty Deed from Curtis Groves and Brian Chester, dated March 15, 2019, and recorded March 25, 2019, of record in Instrument No. 20190325-0026761, in the Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed by Warranty Deed from Debra J. Tarver, unmarried, to Curtis Groves and Brian Chester as recorded on the 5th day of September, 2017, in Instrument No. 20170905-0091129; part of Quitclaim Deed from Lee Tylor Edwards to Debra J. Tarver, a married woman, as recorded on the 10th day of January, 2014, in Instrument No. 20140110-0002749 and part of Warranty Deed from Kevin Wayne Morgan and wife, Teresa Gayle Morgan to Lee Tylor Edwards, unmarried, as recorded on the 16th day of November, 2016, in Instrument No. 20061116-0142434, in the Register's Office of Davidson County, Tennessee.

NOW, THEREFORE, in order to correct said Document I, Jim R. Vanderpool, do hereby affirm, certify, and confirm that the correction contained in the affidavit was a result of a scrivener's error and is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed the Quit Claim Deed .

FURTHER AFFIANT SAYS NOT

WITNESS my hand on this Wednesday, February 12, 2025.

Jim R. Vanderpool, Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Jim R. Vanderpool , the Scrivener(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this Wednesday, February 12, 2025

Notary Public Lisa S Allard

My Commission Expires: 7/26/25

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 February 12, 2025.

Lisa Allard February 12, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this February 12, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

