This instrument prepared by:
WilsonBerry Title and Escrow, LLC
2231 N.Mt. Juliet Rd Suite 203
Mt. Juliet, TN 37122
QWB-27959-25

Karen Johnson Davidson County
Batch# 1240134 AFFIDAVIT
02/24/2025 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250224-0013290

State of TENNESSEE
County of WILSON

**SCRIVENER'S AFFIDAVIT –WARRANTY DEED & DEED OF TRUST**

**BORROWER: RYAN TRAVERS AND PAIGE REECE, HUSBAND AND WIFE**

**LENDER: UNITED WHOLESALE MORTGAGE, LLC**

**WARRANTY DEED RECORDED: February 18, 2025 in Instrument 20250218-0011967, in the Office of Davidson County Register of Deeds**

**DEED OF TRUST RECORDED: February 18, 2025 in Instrument 20250218-0011968, in the Office of Davidson County Register of Deeds**

The undersigned, representative of WilsonBerry Title and Escrow, LLC, hereby states that a scrivener's error was made in the recording of the Warranty Deed & Deed of Trust, that through error and inadvertence, Page 1 of Warranty Deed was missing the correct vesting as Ryan Travers and Paige Reece, husband and wife. And that page 1 of the Deed of Trust was missing the correct vesting as Ryan Travers and Paige Reece, husband and wife.

**A copy of page 1 of the Warranty Deed and page 1 of the Deed of Trust are attached hereto. These pages to be incorporated by reference to the Warranty Deed of record in Instrument 20250218-0011967 and to Deed of Trust recorded in Instrument 20250218-0011968.**

This affidavit is being made to correct this error.

**IN WITNESS WHEREOF, the undersigned has executed this instrument on this** 24 **day of** FEBRUARY**, 2025.**

WilsonBerry Title & Escrow, LCC

By: _____
Jill Richards
Its: Duly Authorized Signatory

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

State of TENNESSEE
County of WILSON

I hereby certify that the foregoing Scrivener's Affidavit was subscribed, sworn to, and acknowledged before me this 24 day of FEBRUARY, 2025 by Jill Richards as her true act and deed.

_____
Notary Public

My Commission Expires: August 31, 2027

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-27959-25

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF WILSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of February, 2025<br><br>NOTARY PUBLIC<br><br>My commission expires: August 31, 2027 |
|---|---|

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd. Ste 203 Mt Juliet, TN 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan Travers & Paige Reece<br>7598 Maggie Dr.<br>Antioch, TN 37013 | Same address as new owner | 182-02-0B-112.00 |

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINE THOUSAND NINE HUNDRED DOLLARS 00/100 Dollars ($509,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAVEN BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **RYAN TRAVERS AND PAIGE REECE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Phase 10, Evergreen Hills, of record in Instrument #20220907-0100356, as corrected by Surveyor's Certificate of Correction of record in Instrument #20240123-0004123, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Haven Builders, LLC, a Tennessee limited liability company from HDPI, LLC, a Tennessee limited liability company by Quitclaim Deed dated __2-18-25_____ and of record in Instrument no. ___20250218-0011966__, in the Office of the Davidson County Register of Deeds.

Being a portion of the same property conveyed to HDP1, LLC, a Tennessee Limited Liability Company from Evergreen Hills, G.P., a Tennessee General Partnership, by Special Warranty Deed dated 04/04/2019 and recorded 04/05/2019 in Instrument No. 20190405-0031241, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 7598 Maggie Dr. Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

This Instrument Was Prepared By:
United Wholesale Mortgage, LLC
585 South Boulevard E
Pontiac, MI 48341
(800) 981-8898

After Recording Return To:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341
ATTN: POST CLOSING MANAGER
Loan Number: 1525021536

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $322,229.00

[Space Above This Line For Recording Data]

# PURCHASE MONEY DEED OF TRUST

**MIN:** 101046725011010000 **MERS Phone: 888-679-6377**

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

**Parties**

**(A) "Borrower"** is RYAN TRAVERS AND PAIGE REECE HUSBAND AND WIFE

currently residing at 1605 54th Avenue North #305, Nashville, Tennessee 37209

Borrower is the trustor under this Security Instrument.
**(B) "Lender"** is Lending Hand Mortgage, LLC

Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of TENNESSEE. Lender's address is 510 Lentz Drive, Madison, Tennessee 37115. tel.(615) 859-5363

The term "Lender" includes any successors and assigns of Lender.
**(C) "Trustee"** is JERRY BRIDENBAUGH, ASSOCIATE
2743 WILLOW LANE, CULLEOKA, TENNESSEE 38451



202502240013290

# True Copy Certification

I, __Marty Berry_, 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 is a true and correct copy of the original document executed and authenticated according to law on 2/18/25 (date of document)

2/24/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24 day of February, 2025.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202502240013290