Karen Johnson
Batch # 1281914
06/06/2025 09 07 09 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
2 pgs
20250606-0044561

STATE OF TENNESSEE
COUNTY OF WILSON

Map Parcel No.: 81-1-19

# AFFIDAVIT OF SCRIVENER'S ERROR

I, Yancy Belcher, attorney for Vicki Lynn Gibbs, Wilson County, Tennessee, hereby declare under penalty of perjury and pursuant to T.C.A. §66-24-110, as follows:

1. A QuitClaim Deed, 20250515-0038223, was registered with the Davidson County, Register of Deeds on May 15, 2025, concerning the following real property owned by Vicki Lynn Gibbs:

> Land in Davidson County, Tennessee being Lot No. 40, and the southerly 20 feet of Lot No. 41 on the Map of Haley's Subdivision of part of Block 5, in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County.
>
> Being the same property conveyed to Harace Begley and wife, Emma E. Begley, by Deed of record in Book 8936, Page 957, Register's Office for Davidson County, Tennessee. The same Emma E. Begley having since died.
>
> Being the same property conveyed to Vicki Lynn Gibbs, a single woman, from Horace Begley, Jr. by Deed of record in Book 11546 Page 47, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property known as 1831 River Drive, Nashville, Tennessee 37218.

2. The QuitClaim Deed contained a clerical error. The name the Grantee, Leslie Monique Gibbs, is incorrect. The correct name of the Grantee is **LESLIE MONIQUE WELLMAN**. Leslie Monique Gibbs and Leslie Monique Wellman being one and the same person.

3. The recorded instrument should accurately read:

KNOW ALL MEN BY THESE PRESENTS that I, **VICKI LYNN GIBBS**, a single woman, (the "Grantee") my heirs and assigns, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto **AMANDA CATHERINE GIBBS** and **LESLIE MONIQUE WELLMAN,** tenants in common with right of survivorship, their heirs and assigns, subject however to the estate for life hereby expressly reserved to **VICKY GIBBS,** all my right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 40, and the southerly 20 feet of Lot No. 41 on the Map of Haley's Subdivision of part of Block 5, in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County.

Being the same property conveyed to Harace Begley and wife, Emma E. Begley, by Deed of record in Book 8936, Page 957, Register's Office for Davidson County, Tennessee. The same Emma E. Begley having since died.

Being the same property conveyed to Vicki Lynn Gibbs, a single woman, from Horace Begley, Jr. by Deed of record in Book 11546 Page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 1831 River Drive, Nashville, Tennessee 37218.

4. Attorney Yancy Belcher hereby corrects the scrivener's error made in the Quitclaim Deed to reflect the correct name of Leslie Monique Wellman.

Yancy Belcher, Attorney

Subscribed and sworn to before me this the 4th day of June 2025 by Yancy Belcher, Attorney-at-Law.

NOTARY PUBLIC
My commission expires: 02.26.29

JACQUELINE BURKHART
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025