BILL GARRETT, Davidson County
Trans:T20100017104 AFFIDAVIT
Recvd: 03/24/10 10:13 2 pgs
Fees:12.00 Taxes:0.00
20100324-0021925

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Shauna Daniels**, hereinafter referred to as Affiant, on this 17 day of March, 2010, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The affiant is an employee of Rudy Title and Escrow, LLC.

2. On **June 4, 2004**, Rudy Title and Escrow, LLC, prepared the **Warranty Deed** of record at **Instrument No. 20040622-0073971**, Register's Office for Davidson County, Tennessee (a copy of which is attached herewith and marked Exhibit "A").

3. The aforementioned Warranty Deed was executed by **Jasmine Dominique Cain and Margaret K. Cain** and **recorded in Instrument No. 20040622-0073971**, Register's Office for Davidson County, Tennessee.

4. Said Warranty Deed was recorded with clerical errors in that **the Notary Acknowledgment failed to make proper reference to the heir at law of the Estate of Wanda Cain.**

5. Said Warranty Deed was recorded with additional clerical errors in that it fails to mention the signature of Margaret K. Cain in the derivation.

6. That Affiant makes this affidavit for the purpose of amending the original Warranty Deed by correcting the derivation and Notary Acknowledgement to read as follows:

   - **Said Margaret K. Cain joins in this conveyance to convey any and all interest she may have in said property.**

   - **State of Tennessee**
     County of Davidson

     Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jasmine Dominique Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the person who executed the forgoing instrument on behalf of the Estate of Wanda Cain, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

     Witness my hand and official seal on the 4th day of June, 2004.

     Shauna Daniels
     Notary Public

     My Commission Expires: 11/7/12 **(SEAL)**

     SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

   - **State of Tennesse**
     County of Davidson

     Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Margaret K. Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath executed the foregoing instrument as her fee act and deed for the purposes described herein.

     Witness my hand and official seal on the 4th day of June, 2004.

     Shauna Daniels
     Notary Public

     My Commission Expires: 11/7/12

     SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Shauna Daniels
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Shauna Daniels**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.