Bill Garrett Davidson County
Batch# 2168 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20170919-0095711

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kaz Sermsai**, hereinafter referred to as Affiant, on this 16th day of September, 2017, 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. That Affiant is an employee of Rudy Title and Escrow, LLC.

2. That Affiant assisted in the preparation of the **Warranty Deed** of record in **Instrument Number 20170616-0060725, Registers' Office for Davidson County, Tennessee** by and between **Kristin Elizabeth Ware, unmarried,** as Grantor, and **Daniel Luiz Horton and Autumn E. Guzzardi-Horton, husband and wife,** as Grantee.

3. Said Warranty Deed contained clerical and typographical errors in the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the legal description to read:

   Land in Davidson County, Tennessee, being the Easterly 33 feet of Lot No. 82 and the Westerly 17 feet of Lot 83, Block "J" on the Plan of Subdivision of the Lindsley Home Place of record in **Plat Book 2, Page 92**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Said parts of said Lots 82 and 83 front together 50 feet on the Southerly side of Russell Street and extend back between parallel lines 160 feet, more or less, to an alley.

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

Kaz Sermsai, 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, **Kaz Sermsai**, the within named Affiant, 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 15th day of September, 2017.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019