Bill Garrett Davidson County
Batch# 25180 AFFIDAVIT
11/13/2017 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171113-0116515

State of Tennessee
County of Dickson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20160513-0047952, DCROD)

Comes now Realty Title and Escrow Company, Inc., with offices located at 5111 Maryland Way, Suite 101, Brentwood, TN, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated May 5, 2016, wherein Thomas A. Chapman and wife, Kristina L. Chapman, conveyed to Trieu Dang and wife, Alison Dang, certain real property located at 2832 Brentwood Knoll Court, Nashville, Tennessee;
2. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20160513-0047952, on May 13, 2016;
3. That the last name of the Wife Grantee, by scrivener's error, is incorrect in the granting clause of the subject Warranty Deed as Dang when the correct last name is Nguyen;
4. That proof of the last name of said Wife Grantee is confirmed by a copy of her photographic Tennessee driver's license in the file of Realty Title and Escrow Company, Inc.;
5. That the proper listing of the Grantee's name, which last name is hereby corrected, is as follows:

   Trieu Dang and wife, Alison Nguyen

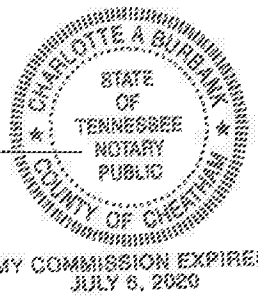
6. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.

By: _____
Aric D. Hinson
Senior Attorney

Subscribed and sworn to before me the undersigned on this 8th day of November, 2017.

Charlotte A Burbank
Notary Public

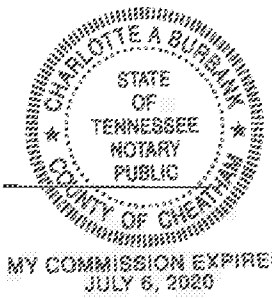
My commission expires: 

State of Tennessee
County of Dickson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aric D. Hinson, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sr. Attorney for Realty Title & Escrow Company, Inc., and that he is authorized to execute this instrument on behalf of Realty Title & Escrow Company, Inc.

Witness my hand and seal at Dickson, Tennessee, this 8th day of November, 2017.

Charlotte A Burbank
Notary Public

My commission expires: 

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
#86340

True Copy Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Hillary A. Pate, a notary public for this county and state, Bonny Curry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

