Bill Garrett Davidson County
Batch# 53820 AFFIDAVIT
02/01/2018 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180201-0010380

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
R13-1778

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTORS: Judy A. Caldwell, married (Grantor)

GRANTEES: Michael J. Clausis, unmarried (Grantee)

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of Section I, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

ADDRESS: 525 Wesley Avenue, Nashville, TN 37207

Comes, Jessica Lascelle, employee of Midtown Title, LLC, f/k/a Residential & Commercial Title Services, LLC and Authorized Agent at the time for Residential & Commercial Title Services, LLC, first being duly sworn, and deposes and says:

1. I am an employee of Midtown Title, LLC and a former employee of Residential & Commercial Title Services, LLC and Authorized Agent of Midtown Title, LLC and a former authorized agent of Residential & Commercial Title Services, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief.

2. My office prepared the Warranty Deed to convey the above described property Judy A. Caldwell, married ("Grantor") to Michael J. Clausis, unmarried ("Grantee"). The said Warranty Deed was executed by the Grantors and delivered to the Grantees on December 30, 2013, and then recorded on December 31, 2013 in Instrument No. 20131231-0131229, in the Register's Office for Davidson County, Tennessee.

3. It has come to my attention that the said Warranty Deed contains a typographical error in that it purports to convey the above referenced property to Michael J. Clausis, rather than **Michael J. Clausius**. The reference is to incorrect last name spelling of Clausis which is an error and a nullity since the correct spelling of the Grantee's last name is

Clausius.

4. The purpose of this Affidavit is to correct the typographical error in the said Warranty Deed to reflect that the Grantors intended to convey the above referenced property to **Michael J. Clausius**.

5. All other matters contained in said Warranty Deed remain the same.

6. Further Affiant sayeth naught.

WITNESS MY HAND on this 1st day of February, 2018.

X _____

Name: Jessica Lascelle Authorized Agent, for
Midtown Title, LLC
and/or former Authorized Agent for Residential & Commercial Services, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jessica Lascelle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes there in contained, by signing the name of the corporation by herself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2018.

_____

Notary Public

My Commission Expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)