Bill Garrett Davidson County
Batch# 74883 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20180329-0029562

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, **Stephanie Duncan**, hereinafter referred to as Affiant, on this 28th day of March 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of **Rudy Title & Escrow**.

2. That Affiant prepared the **Warranty Deed** of record in **Instrument Number 20180226-0018051, Registers' Office for Davidson County, Tennessee** by and between **Raquel Wynn Johnson, unmarried (Grantor)** and **Marla J. Thalmeimer and John H. Thalmeimer, wife and husband (Grantee).**

3. Said Warranty Deed contained clerical and typographical errors.

4. That Affiant makes this affidavit for the purpose of correcting the Grantees names to read:

   Marla J. Thalheimer and John H. Thalheimer, wife and husband

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.

_____, Affiant
Stephanie Duncan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stephanie Duncan, 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 28th day of March, 2018.

_____
Notary Public

My Commission Expires:

