Bill Garrett Davidson County
Batch# 109232 AFFIDAVIT
06/26/2018 02:33:13 PM 1 pg
Fees: $12.00 Taxes: $0.00
20180626-0061520

Prepared by:
Wilkins & Ivey Attorneys
104 Woodmont Boulevard
Woodmont Centre Suite 100
Nashville, Tennessee 37205

AFFIDAVIT
OF
SCRIVENER'S ERROR

WHEREAS, by Warranty Deed dated June 18, 2018, recorded as Inst. No. 20180622-0060653 in the Register's Office for Davidson County, Tennessee, Derek J. Evers and Rachel E. Evers conveyed property to Janella Limbo, a one-half interest, and James Perkins, a one-half interest as tenants in common;
; and

WHEREAS, due to a scrivener's error, the words "as joint tenants with rights of survivorship" followed the words "as tenants in common"; and

WHEREAS, the parties clearly intended to take title as tenants in common without a right of survivorship as evidenced by the distinct half interests conveyed to each of them; and

WHEREAS, said Warranty Deed was prepared in the office of Wilkins and Ivey, Attorneys, under the supervision of the undersigned, a licensed attorney practicing in the state of Tennessee, to whom the specific instruction that the deed be prepared with half interests to each as tenants in common was given by both grantees at closing.

NOW THEREFORE, the Warranty Deed of record as **Inst. No. 20180622-0060653, Register's Office for Davidson County, Tennessee** is hereby corrected omit the phrase "as joint tenants with rights of survivorship" and to vest the property as follows:

Janella Limbo, a one-half interest, and James Perkins, a one-half interest, as tenants in common

WITNESS my hand this the 25th day of June, 2018.

Christy W. Ivey

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 25th day of June, 2018.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee
County of Davidson

On June 25, 2018, before me the undersigned authority, personally appeared **Christy W. Ivey** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018