Bill Garrett Davidson County
Batch# 112750 AFFIDAVIT
07/05/2018 11:24:03 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180705-0065084

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Alison Rodgers**, hereinafter referred to as Affiant, on this 5 day of July, 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, LLC.

2. That Affiant prepared a Warranty Deed of record as **Instrument Number 20180619-0058742, Registers' Office for Davidson County, Tennessee** by and between **1033 Chester Avenue Partners, LLC, a New York Limited Liability Company,** as Grantor, and Donald Colby Buchanan, a married man, and Karen Kurfees Buchanan, a married woman, as joint tenants with rights of survivorship as Grantee.

3. Said Warranty Deed contained clerical and typographical errors. The Grantors marital status was incorrect.

4. This Affidavit is made to correct the vesting to read: Donald Colby Buchanan, an unmarried man, and Karen Kurfees Buchanan, a married woman, as joint tenants with rights of survivorship.

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

Alison Rodgers, 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, Alison Rodgers, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of July, 2018.

My Commission Expires: 1-3-22

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.