Karen Johnson Davidson County
Batch# 190958 AFFIDAVIT
02/01/2019 01:52:25 PM 1 pg
Fees: $12.00 Taxes: $0.00
20190201-0009883

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

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kate Nyquist**, hereinafter referred to as Affiant, on this the 31st day of January, 2019, 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 prepared a Warranty Deed dated December 7th, 2018, and recorded December 11th, 2018 in **Instrument No. 20181211-0120663, in the Register's Office for Davidson County, Tennessee between Graham Built, LLC (as Grantor) and Hayden Cotting Jacques and Colby Chapin Jacques, Husband and Wife (as Grantees) in regards to the property located** at 3408 Lealand Ln., Nashville, Tennessee 37204, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Noelton Subdivision, a Resubdivision of Lots 1, 2 and 3 of record in Plat at Instrument No. 20170816-0084231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Graham Built, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Dowd Development and Design, LLC, of record in Instrument No. 20171212-0126511, Register's Office for Davidson County, Tennessee, dated 12/06/2017 and recorded on 12/12/2017.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the party names.

3. That the Grantees Hayden Cotting Jacques and Colby Chapin Jacques, should have read **Hayden Cotting Jaques** and **Colby Chapin Jaques.**

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Kate Nyquist, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kate Nyquist**, 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 31st day of January, 2019.

NOTARY PUBLIC
My Commission Expires: _____

KATHLEEN E DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021