Karen Johnson Davidson County
Batch# 203909 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20190308-0021530

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, **Carla Dillard**, hereinafter referred to as Affiant, on this 1st day of **March 2019**, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The affiant is an employee of Southeast Title of Murfreesboro.
2. On February 15, 2018, the Affiant prepared a Warranty Deed of record in Instrument Number 20180226-0017995, Registers' Office for Davidson County, Tennessee.
3. Said Warranty Deed was recorded with a clerical error in the derivation clause. The derivation clause referenced Instrument No. 201204160082469 instead of Instrument No. 20120416-0032469.
4. That Affiant makes this affidavit for the purpose of amending the original Warranty Deed derivation clause as follows:

   Being the same property conveyed to Raul A. Garcia Herrera by Deed from Secretary of Housing and Urban Development, dated 4-13-12 of record in Instrument No. 20120416-0032469, Register's Office for said County.
5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the clerical error resulted from a scrivener's error and not the intentional acts of the parties

AFFIANT

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Carla Dillard** ,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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March 2019.

Notary Public

My Commission Expires: 11.20.21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY