This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

Karen Johnson Davidson County
Batch# 256116 AFFIDAVIT
07/12/2019 11:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190712-0068222

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Tabatha Edwards**, hereinafter referred to as Affiant, on this the 11th day of July, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument Number 20190611-0056079, Register's Office for Davidson County, Tennessee**, by and between **Kristin Torrey, a married woman** (Grantor) and **Josephine P. Palva, a single woman and Keith Maune and Heather Maune, husband and wife, as tenants in common with the rights of survivorship** (Grantee).

2. That one of the Grantee's names in said Warranty Deed was recorded with a typographical error in that Josephine P. Paiva's name was listed as Josephine P. Palva.

3. That the correct names of the Grantees should read:

   Josephine P. Paiva, a single woman, and Keith Maune and Heather Maune, husband and wife, as tenants in common with the rights of survivorship

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

FURTHER, the Affiant sayeth not.

Tabatha Edwards
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tabatha Edwards**, the within named bargainor, 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 11 day of July 2019.

NOTARY PUBLIC

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)