Karen Johnson Davidson County
Batch# 310281 AFFIDAVIT
11/04/2019 02:21:57 PM 1 pg
Fees: $12.00 Taxes: $0.00
20191104-0113555

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, **Brian Mitchell,** hereinafter referred to as Affiant, on this the 28th day of October 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 is an employee of Rudy Title & Escrow, LLC.
2. That Affiant prepared a Warranty Deed dated September 5, 2017 and recorded September 7, 2017 in **Instrument Number 20170907-0091886, in the Register's Office for Davidson County, Tennessee** between **Karen Dean Roach, married (grantor),** and **Derek Howard, married (Grantee)** in regards to the property described as follows:

Being all of Unit No. 10 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, as further amended by Second Amendment to Master Deed of record in Instrument No. 20111116-0089694, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

3. That the above-mentioned Warranty Deed was recorded with an error of Grantee's name(s).

4. That the Grantee should have read **Derek Howard, unmarried**

5. 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.

Brian Mitchell

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Brian Mitchell**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020