Karen Johnson Davidson County
Batch# 327152 AFFIDAVIT
12/09/2019 02:13:04 PM 1 pg
Fees: $12.00 Taxes: $0.00
20191209-0126885

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
File B-E3-19-13

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Paul Hinman**, hereinafter referred to as Affiant, on this the 5th day of December, 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 attorney with Rudy & Partners, PLLC.

2. That Affiant prepared a Quitclaim Deed from Richmond A. Akatue to 2807 Delaware Avenue Unit 304, LLC, of record at Instrument No. 20191028-0110506, Register's Office for Davidson County, Tennessee.

3. That said Quitclaim Deed contained a scrivener's error in that the Grantee was listed as "2807 Delaware Avenue Unit 304, LLC". The correct name of the Grantee is "**2807 Delaware Avenue Unit 305, LLC**" s names are "Brian D. Somerville and Tana Somerville, Husband and Wife".

4. That further, the derivation clause of said Quitclaim Deed referenced the property being conveyed to Richmond A. Akatue by Warranty Deed from 2807 Delaware Avenue Unit 304, LLC, of record at Instrument No. 20191028-0110504. The correct Grantor of said Warranty Deed was **2807 Delaware Avenue Unit 305, LLC.**

5. That the name of Grantee contained within said Quitclaim Deed, and the name of Grantor within the derivation clause of said Quitclaim Deed should be amended and replaced with the corrected information referenced herein.

6. That 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.

Signature of 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, **Paul Hinman,** the within named Affiant, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2019.

Notary Public

My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021