Karen Johnson Davidson County
Batch# 332964 AFFIDAVIT
12/20/2019 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191220-0131760

This Instrument Prepared By/Return To:
McMichael & Gray, P.C.
424 Church Street, Suite 2000
Nashville, TN 37219

Maximum Principal Indebtedness for Tennessee recording purposes is $0.00

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Comes now, Hillary Smith, hereinafter referred to as Affiant, on this the 20th day of December, 2019, and after being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated October 17, 2019 and recorded December 19, 2019, in **Instrument No. 20191219-0131317**, in the Register's Office for Davidson County, Tennessee between **Emogene Long Chaffin, a/k/a Jean Chafin, as sole heir at law of Perry M. Chaffin, Jr. (as Grantor)** and **Matt Stein and Dana Stein, husband and wife (as Grantees)** in regards to the property located at 0 Pawnee Trail, Madison, TN 37115.

2. That the above-mentioned Warranty Deed was recorded with a clerical or typographical error in the consideration amount.

3. That the consideration amount in the recorded instrument **read $371,349.75 and the consideration amount should have read $13,000.00.**

4. That the above-mentioned Warranty Deed was further recorded with a clerical or typographical error in the spelling of the Grantor's alias.

5. That the spelling of the Grantor's alias **read a/k/a Jean Chafin and it should have read a/k/a Jean Chaffin.**

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

Further, Affidant saith not.

McMichael & Gray, P.C.

By: Hillary Smith

ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 20th day of December, 2019, before me appeared Hillary Smith, personally known to me to be the person who executed the foregoing instrument and being sworn by me stated that the facts and matters stated therein are true according to the best of her knowledge and belief, and she acknowledged to me that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

NOTARY PUBLIC

My commission expires:



True Copy Certification

I, Andrew Nathaniel Byerly, 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.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Evelyn Grunfelder, a notary public for this county and state, Andrew Nathaniel Byerly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-15-2022
Notary' Seal (if on paper)

EVELYN GRUNFELDER NOTARY PUBLIC LUMPKIN COUNTY GEORGIA EXPIRES October 15, 2022