Karen Johnson Davidson County
Batch# 370593 AFFIDAVIT
03/11/2020 07:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200311-0027038

This Instrument Prepared By and Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, William E. Grones, hereinafter referred to as Affiant, on this the 10th day of March, 2020, 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 prepared a Warranty Deed dated March 10th, 2020, in Instrument Number **20160218-0015583**, Register's Office for Davidson County, Tennessee between **Edgar Covington, Unmarried** *(Grantor)* and **Saba Ventures, LLC** *(Grantee).*

2. That the above-mentioned Warranty Deed was recorded with clerical errors.

The Affiant makes this affidavit for the purpose of amending the original Warranty Deed to correct the spelling of the Grantee's name.

The Grantee was incorrectly spelled Saba's Ventures, LLC.

The Grantee should have correctly been spelled as Saba Ventures, LLC.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

William E Grones
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, William E. Grones, the within named bargainor, 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 10th day of March, 2020.

Candis A Thornton
Notary Public

My Commission Expires:

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY