Karen Johnson Davidson County
Batch# 391738 AFFIDAVIT
04/27/2020 09:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200427-0043564

#35399

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
O-VR-20-1035

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stacey Palmer**, hereinafter referred to as Affiant, on this the 17th 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 his knowledge, information and belief:

1. That a Quitclaim Deed recorded in Instrument Number **20120927-0088200** for the property at 1035 Brittany Park Drive, Antioch, TN 37013, and prepared by Advantage Title and Escrow erroneously left off the marital status of the Grantor, Joshua Lien.

2. That the Grantor **JOSHUA LIEN**, should have read **JOSHUA LIEN, A MARRIED MAN**.

3. The Quitclaim Deed should have referenced that the property at 1035 Brittany Park Drive, Antioch, TN has **never been a primary or marital residence of Joshua Lien.**

4. 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.

Stacey Palmer

Stacey Palmer, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 21st day of April, 2020.

Brian D. Mitchell

NOTARY PUBLIC
My Commission Expires: _____

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

