This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Johnson Davidson County
Batch# 413635 AFFIDAVIT
06/11/2020 03:45:30 PM 1 pg
Fees: $12.00 Taxes: $0.00
20200611-0060134

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stacey Palmer**, hereinafter referred to as Affiant, on this 9th day of June, 2020, and after first 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 is an employee of Rudy Title and Escrow, LLC.

2. That Rudy Title and Escrow, LLC prepared a Warranty Deed from **MARTHA MCDANIEL** (Grantor) to **YAHIA AL-SHARA** (Grantee), of record in **Instrument No. 20200423-0042784**, in the Register's Office for Davidson County, Tennessee.

3. That the legal description in said Warranty Deed was recorded with a typographical error in the Instrument No. referenced as the source of title.

4. That Affiant makes this affidavit for the purpose of correcting the errors of the legal description.

5. That the correct derivation of the legal description is as follows:

   Being the same property conveyed to Wilma Fitzgibbon and Martha McDaniel, both unmarried, as tenants in common with the right of survivorship by Warranty Deed from Janene E. Leonard and Frederick C. Leonard, wife and husband, of record in Instrument No. 20180412-0034560, Register's Office for Davidson County, Tennessee. Wilma Fitzgibbon, having since died on March 16, 2019, leaving Martha McDaniel as surviving tenant by entirety, as documented in Quitclaim Deed of record in **Instrument No. 20200226-0021489**, Davidson County, Tennessee.

   Being also known as **1157 Cleveland Hall Blvd., Old Hickory, Tennessee 37138**.

6. This Affidavit is made to correct typographical errors as a result of a scrivener's error and not the intentional acts of the parties.

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 aforesaid, **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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2020.

Notary Public
My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021