Karen Johnson Davidson County
Batch# 413635 AFFIDAVIT
06/11/2020 03:45:30 PM 1 pg
Fees: $12.00 Taxes: $0.00
20200611-0060135

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
File B-WRE-20-1002

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Margaret R. Means**, hereinafter referred to as Affiant, on this the 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 his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC.

2. That Affiant notarized a Warranty Deed of record in at **Instrument No. 20200501-0045763, Register's Office Davidson County, Tennessee**, dated April 27, 2020 for the property located at 1002 Monroe St, Nashville, TN 37208.

3. That said Warranty Deed contained a scrivener's error in derivation clause. The correct instrument number for the last conveyance deed from AMK RE Ventuers, LLC to Amani Kelly, should read "**Instrument No. 20191002-0100549, Register's Office for Davidson County**"

4. That the corrected prior instrument number within said Warranty Deed should be amended and replaced with the corrected information referenced herein.

5. 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, **Margaret M. Means,** 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 9th day of June, 2020.

Briana Gage
Notary Public

My Commission Expires: 1/8/24

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024