This Instrument Prepared by:

Gateway Title Services

J. KASEY TALBOTT

ATTORNEY AT LAW

SUITE 102 STONEGATE CORPORATE CENTER

1639 MEDICAL CENTER PARKWAY

MURFREESBORO, TENNESSEE 37129

Karen Johnson Davidson County
Batch# 417588 AFFIDAVIT
06/17/2020 01:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200617-0063290

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being executed to correct an incorrect reference to a date of death in a Warranty Deed recorded May 19, 2020 at Instrument Number 20200519-0051925, in the Register's Office of Davidson County, Tennessee.

Comes now J. Kasey Talbott, who, having first been duly sworn according to law, depose and say:

WHEREAS, on or about the 11th day of May, 2020 our office prepared a Warranty Deed in which is of record in Instrument Number 20200519-0051925, in the Register's Office for said County.

WHEREAS, the Warranty Deed in the derivation contained a reference to a certain date of death of John D. Rosson, which was material for establishing Grantor vesting.

WHEREAS, the date of death in the derivation was erroneously referenced as follows:

> BEING the same property conveyed to John D. Rosson and wife, Beatrice Fay Rosson, by Warranty Deed dated July 21, 1967, from Richard Curtis Whitehead and wife, Dorothy Whitehead, recorded July 21, 1967 in Book 4154, Page 403, in the Register's Office of Davidson County, Tennessee. The said John D. Rosson died **March 3, 3005,** leaving title vested in wife, Beatrice Fay Rosson, as surviving tenant by the entirety.

WHEREAS, it is now my desire to correct the plat reference of said property, so as to accurately reflect the correct Plat Book and page, to-wit:

> BEING the same property conveyed to John D. Rosson and wife, Beatrice Fay Rosson, by Warranty Deed dated July 21, 1967, from Richard Curtis Whitehead and wife, Dorothy Whitehead, recorded July 21, 1967 in Book 4154, Page 403, in the Register's Office of Davidson County, Tennessee. The said John D. Rosson died **March 3, 2005,** leaving title vested in wife, Beatrice Fay Rosson, as surviving tenant by the entirety.

Further affiant says not.

J. Kasey Talbott

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, J. Kasey Talbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of June, 2020.

Notary Public

My commission Expires: **June 21, 2022**

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number GTS1-2020-345SA

True Copy Certification

I, Mary Fugitt, 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 Rutherford)

Personally appeared before me, Leslie Smith, a notary public for this county and state, Mary Fugitt, 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: **June 21, 2022**

Notary' Seal (if on paper)

