Karen Johnson Davidson County
Batch# 425550 AFFIDAVIT
06/24/2020 02:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200624-0068362

This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of Derivation in Warranty Deed
from Frank Batson Homes, Inc.
to Alice Faye Cole of record in
Instrument Number 20200520-0052285, Register's Office for
Davidson County, Tennessee
Map/Parcel #110020B03000CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Karen H. Suggs, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 15th day of May, 2020, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument Number 20200520-0052285, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Frank Batson Homes, Inc., as GRANTORS, to Alice Faye Cole, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the Derivation is incorrect on said Warranty Deed. This error was unintentional. The correct and proper derivation which should appear in the deed of record in Instrument Number 20200520-0052285 said Register's Office, is as follows:

Being part of the same property conveyed to Frank Batson Homes, Inc., by deed from Seven Points, LLC, of record in Instrument No. 20200505-0046690, dated April 30, 2020, Register's Office for said County.

This Affidavit is made of my personal knowledge to correct the error described above.

EXECUTED on this 24th day of June, 2020.

Karen H. Suggs
(AFFIANT) – Karen H. Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of June, 2020, as being executed by Karen H. Suggs.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Karen H. Suggs, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 24th day of June, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

