Karen Johnson Davidson County
Batch# 433259 AFFIDAVIT
07/08/2020 02:59:41 PM 1 pg
Fees: $12.00 Taxes: $0.00
20200708-0074124

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Katherine Nyquist**, hereinafter referred to as Affiant, on this 6th day of July, 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 Stiver Street Ventures, LLC, a Tennessee Limited Liability Company (Grantor) to Iviana V. Gutierrez, a single woman, (Grantee), of record on May 11, 2020 in **Instrument No. 20200511-0048830**, in the Register's Office for Davidson County, Tennessee, in regards to the property located **2407 B Sliver Street. Nashville. Tennessee 37218.**

3. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the Grantor's name.

4. That the Grantor's name should instead be listed as **STIVERS STREET VENTURES, LLC, a Tennessee Limited Liability Company.**

5. 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.

Katherine Nyquist, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Katherine Nyquist**, 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 6th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023