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

Karen Johnson Davidson County
Batch# 439449 AFFIDAVIT
07/17/2020 10:54:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200717-0078680

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Megan Paulus**, hereinafter referred to as Affiant, on this the 15th 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 her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated June 30, 2020, and recorded July 1, 2020 in **Instrument Number 20200701-0071522, in the Register's Office for Davidson County, Tennessee** between **Nicholas Foster, married** (as Grantor) and **Patrick Anthony Massoni, an unmarried man, and Chandler Victoria Groves, an unmarried woman, as tenants in common with the right of survivorship** (as Grantees) in regards to the property located **6020 Bradford Hills Drive, Nashville, Tennessee 37211.**

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the name of Grantor, in their signature acknowledgement and in the derivation of said Deed.

3. That the Grantors on said Deed should be **Nicholas Foster and wife, Rachel Foster (formerly known as Rachel Calvert).**

4. That the derivation in said Deed should read as follows:

   Being the same property conveyed to Nicholas Foster, a single person, by Warranty Deed from William Curry and wife, Nina E. Curry, of record in Instrument No. 20170816-0084011, in the Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017. Further being the same property conveyed to Nicholas Foster, a single person, and Rachel Calvert, a single person, as tenants in common with the right of survivorship, by Quitclaim Deed from Nicholas Foster, a single person, of record in Instrument No. 20170821-0085413, in the Register's Office for Davidson County, Tennessee. The said Nicholas Foster and Rachel Calvert having since married, the said Rachel Calvert is now known as Rachel Foster.

5. That the phrase below the said Rachel Foster's signature line referencing marital interest should be deleted in light of her vested interest.

6. 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.

Megan Paulus

Megan Paulus, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Megan Paulus**, 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 15th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: _____

