This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
O-C-20-2917

Karen Johnson Davidson County
Batch# 472997 AFFIDAVIT
09/10/2020 10:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200910-0103143

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stacey Denson Palmer** hereinafter referred to as Affiant, on this the 2nd day of September, 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 prepared a Warranty Deed dated August 14, 2020 and recorded August 20, 2020 in **Instrument No. 20200820-0093969,** in the Register's Office for Davidson County, Tennessee between **Effie Jeanette Connell, Executor of the Estate of Wilma C. Wilkerson (as Grantor)** and **Thomas F. Llera and Cora B. Llera, husband and wife (as Grantees)** in regards to the property located at 2917 McGavock Pike, Nashville, TN 37214.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical error in the spelling of the Grantee's name in the conveyance.

3. That the correct name of the Grantees should be, **Tomas F. Llera and Cora B. Llera, husband and wife.**

4. 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.

Stacey Denson Palmer, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Stacey Denson Palmer**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2020.

NOTARY PUBLIC

My Commission Expires: _____

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2022

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY