Karen Johnson Davidson County
Batch# 496841 AFFIDAVIT
10/16/2020 09:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201016-0120493

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
B20-2376

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now, Kaylan Gilbert, of Tennessee Title Services, LLC, hereinafter referred to as the Title Company representing the seller, on this 15th day of October, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of their knowledge, information and belief:

1. A Warranty Deed prepared by Tennessee Title Services, LLC, dated August 21st, 2020, by and between Rodney K. Montgomery and Julia P. Montgomery, as joint tenants("GRANTORS") and Luis Manuel Martinez Narvaez and Claudia Berenice Orta Borjas, husband and wife ("GRANTEES"), said Warranty Deed being recorded August 24, 2020, in the Register's Office for Williamson County, Tennessee.

2. That the above mentioned Warranty Deed was recorded with an error within the description as followed:

   A numerical Instrument Number was recorded incorrectly as **Instrument No. 20000329-0096421.**

3. Affiant makes this affidavit for the purpose of amending the Warranty Deed to make the correction as follows:

*Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Village Two Summerfield of record in Plat at **Instrument No. 20000929-0096421**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.*

Being the same property conveyed to Rodney Kent Montgomery by Warranty Deed from Regg Properties, LLC of record in Instrument No. 20090304-0018987, Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 04, 2009.

Being the same property conveyed to Rodney K. Montgomery and Julia P. Montgomery, as joint tenants by Quitclaim Deed from Rodney Kent Montgomery a/k/a Rodney K. Montgomery of record in Instrument No. 20170427-0041463, Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on April 27, 2017 and Corrective Quitclaim Deed, recorded in Instrument No. 20190618-0058315, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 4037 Pineorchard Place, Antioch, Tennessee 37013.

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.

By: Tennessee Title Services, LLC
Kaylan Gilbert
Its:

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kaylan Gilbert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon thier oath acknowledged himself/herself to be the member of Tennessee Title Services, LLC, the within named bargainor and that as such being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company.

Witness my hand and official seal this 15th day of October, 2020.

Notary Public

Commission Expires

Maximum Principal Indebtedness for Tennessee Tax recording purposes is $0.00.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021