Karen Johnson Davidson County
Batch# 501774 AFFIDAVIT
10/26/2020 03:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201026-0124069

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

MAP/PARCEL: 105-05-0-051
CORRECTING WARRANTY DEED OF RECORD
AT INSTRUMENT NO. 20200710-0075217,
REGISTER'S OFFICE FOR DAVIDSON COUNTY

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Shannon Philbin, and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215.
2. In the above capacity I personally supervised the closing of a purchase of real estate with address of 1408 Villa Place, Nashville, Tennessee 37212 by Monica Dolan, an unmarried woman ("Grantee"), on July 8, 2020.
3. In the Warranty Deed that I prepared, which was duly and properly executed by Grantors and recorded at Instrument No. 20200710-0075217, in the Register's Office for Davidson County, Tennessee, the name of the Grantee was erroneously listed as "**Monica Dolan, Jr., an unmarried woman**" and the inclusion of **"Jr."** in the Grantee's name was incorrect and was an unintentional and inadvertent scrivener's error.
4. This Scrivener's Affidavit is executed by me in order to identify and correct the foregoing described error. The name of the Grantee in the above-referenced Warranty Deed should have been, and should for all purposes be treated as the following:

"Monica Dolan, an unmarried woman"

Now, therefore, in order to correct the referenced document, I, Shannon Philbin, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 22 day of October, 2020.

Shannon Philbin, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Shannon Philbin, who is personally known to me or proved upon satisfactory evidence, and who made oath that she has read the foregoing Affidavit and that the statements contained therein are true and correct based upon her knowledge, information and belief. The Affiant further acknowledged that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 22 day of October, 2020.

My Commission Expires: 

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023 

Notary Signature