This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 560213 AFFIDAVIT
01/25/2021 11:16:16 AM 1 pg
Fees: $12.00 Taxes: $0.00
20210125-0010520

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Jordan T. Myers**, hereinafter referred to as Affiant, on this 20th day of January, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a **Warranty Deed** dated July 10th, 2020 and recorded July 15th, 2020 in **Instrument No. 20200715-0077452, Register's Office for Davidson County, Tennessee** by and between **Margaret B. Hughes, Unmarried,** as grantor, and **Jim Myatt and Marcia Myatt, Husband and Wife,** as grantee.

3. Said **Warranty Deed** contained a clerical error as it pertains to the legal description by including an unneccesary description of lot frontage included in the prior conveyance of multiple lots.

4. That Affiant makes this affidavit for the purpose of correcting the legal description by omitting the unnecessary description included in the aforementioned deed and making note that the full and accurate legal description should read as follows:

   Land in the 13th Civil District of Davidson County, Tennessee, being lot No. 19 of Block "DD", on the Revised Map of Fairview Subdivision, as of record in book 1130, page 54, Register's Office for said County.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Jordan T. Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jordan T. Myers, 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 20th day of January, 2021.

Notary Public
My Commission Expires:

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021