Karen Johnson Davidson County
Batch# 571448 AFFIDAVIT
02/09/2021 02:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210209-0018593

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane
Brentwood, TN 37027

SCRIVENER'S AFFIDAVIT TO CORRECT Instrument #20180507-0043294

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned April G. Nichols, being duly sworn, certify the following:

I am a principal in Anchor Title, LLC, a licensed title insurance agency. Anchor Title, LLC recorded a Warranty Deed of record in Instrument #20180507-0043294 from J. Word Properties, LLC (Grantor) to Richard T. Madariaga, a single man and Mary Margaret Orlando, a single woman (Grantee) recorded in the Register's Office for Davidson County, Tennessee affecting title to a parcel of land in Nashville, Tennessee known as 517 B Weakley Avenue, Nashville, TN 37207, and being located on Davidson County Tax Map and Parcel: 071.10-0-032.00. Said Warranty Deed contains the following typographical errors, which are scrivener's errors rather than any expression of intent by the parties thereto, and are corrected hereby:

1. The Lot Number is incorrect and should read as Lot #9-B instead of Lot #9-A.

FURTHER AFFIANT SAYS NOT.

APRIL G. NICHOLS

Personally appeared before me, the undersigned Notary Public, the within named April G. Nichols, with whom I am personally acquainted, and being duly sworn, certified the things and matters set out in the with instrument to be true and correct to the best of her knowledge, information and belief, in witness of which she executed the same before me as her free act and deed, this 9 day of February, 2021.

My Commission Expires: 11/6/23

Notary's Seal

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, April G. Nichols, 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, Ryan Beane, a notary public for this county and state, April G. Nichols 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: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson