Karen Johnson Davidson County
Batch# 592858 AFFIDAVIT
03/17/2021 07:33:30 AM 1 pg
Fees: $12.00 Taxes: $0.00
20210317-0034996

This Instrument Prepared By
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Return To:
Bankers Title & Escrow
3310 West End Ave., Ste 540
Nashville, TN 37203
(615) 292-5900

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall**, hereinafter referred to as Affiant, on this the 16th day of March, 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 prepared a Warranty Deed dated December 30, 2020, and recorded January 5, 2021 in **Instrument No. 20210105-0001805, in the Register's Office for Davidson County, Tennessee** between **Kristen Sisco, an unmarried woman (as Grantor)** and **Julia Warren Hughes, a married woman (as Grantee)** in regards to the property located at 3016 Ironwood Dr, Nashville, TN 37214, and described as follows:

   Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Clover Hill, Section No. 2 of record in Plat Book 2133, Page 46, 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 Kristen Sisco, unmarried woman by Warranty Deed from Drew A. Moorman and Brittany N. Moorman, husband and wife of record in Instrument No. 20160620-0062572 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the party names.

3. That the Grantee **Julia Warren Hughes, a married woman,** should have read **Julie Warren Hughes, a married woman.**

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.

Kara Wall, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kara Wall**, 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 16th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/30/2024

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: 1/2/2023
Notary Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY