Karen Johnson Davidson County
Batch# 600102 AFFIDAVIT
03/25/2021 09:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210325-0039232

Document prepared by and return to:
Hywater Title, LLC
1800 S. Rutherford Blvd., Suite 203
Murfreesboro, TN 37130

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before the undersigned authority, this 5th day of March, 2021, personally appeared Amy Gentry of 1800 S. Rutherford Blvd., Murfreesboro, TN 37130 (Affiant) who by me, being first duly cautioned and sworn, and states:

1. She is an employee of Hywater Title, LLC with an office located at the address shown above, and as such employee prepared a Warranty Deed executed by Andrew Buford conveying subject realty to Andrew Harris of record in Instrument No. 20201119-0136367, Register's Office for Davidson County, Tennessee.
2. The said Warranty Deed contains a typographical error in the legal description, wherein Lot 188 was designated as Lot 88.
3. The purpose of this Affidavit is to correct the instrument to correct the said legal description, as follows:
   Tract 1:

   All that certain parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

   Being Lot No. 188 on the Plan of Section 4, Sequoia Valley, of record in Plat Book 8200, page 215, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to Andrew Harris by Warranty Deed of record in Instrument No. 20201119-0136367, Register's Office for Davidson County, Tennessee.

   This is improved property known as: 1205 Shawnee Road Madison Tennessee 37115.
4. Further the Affiant saith not.

Amy Gentry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Acknowledged before me, the undersigned, a notary public in and for the state and county aforesaid on March 5, 2021.

Notary Public
My Commission Expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

