Karen Johnson Davidson County
Batch# 608219 AFFIDAVIT
04/06/2021 02:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210406-0045161

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Megan Paulus**, hereinafter referred to as Affiant, on this the 5th day of April, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

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

2. That Affiant's company prepared a Warranty Deed dated July 12, 2016, and recorded on July 14, 2016 in Instrument Number **20160714-0072341**, in the Register's Office for Davidson County, Tennessee between Brandy Roberts-Collins, married, (as Grantor) and Tracy Schmelzer and Peggy L. Schmelzer, husband and wife, (as Grantees) in regards to the property located **2325 Rader Ridge Road, Antioch, Tennessee 37013.**

3. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in that the legal description failed to reference the amended plat.

4. That the legal description should have read as follows:

   Land in Davidson County, Tennessee, being Lot No. 159-A on the Plan of Lots 159 & 161 Zone Lot Division Pebble Trace Section 1 of record in Plat Book 6900, Page 34, as amended in Plat Book 6900, Page 564, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5. 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.

Megan Paulus

Megan Paulus, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Megan Paulus**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY