Karen Johnson Davidson County
Batch# 628127 AFFIDAVIT
05/03/2021 04:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210503-0059339

This instrument prepared by Daniel L. Wischhof, Attorney
124 Long Hollow Pike, Goodlettsville, Tennessee 37072

SCRIVENER'S AFFIDAVIT TO CORRECT
WARRANTY DEED, INSTRUMENT 20201229-0153993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Daniel L. Wischhof, Attorney, being duly sworn, states the following:

I am the principal of Residential & Commercial Title of Tennessee, LLC, and oversaw the preparation of a Warranty Deed now of record as Instrument 20201229-0153993 in the Register's Office for Davidson County, Tennessee, conveying to Anthony Cross and wife Shaneka Cross certain improved at property located at 322 E. Old Hickory, Madison, TN 37115 and being Lot No 6 of Block C on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County.

The prior owner of the property conveyed thereby was correctly identified in the derivation of title as John B. Cole, and the Deed was executed in my presence by the said John B. Cole; but by a scrivener's error and no act or intent of the parties, the Grantor was misidentified in the granting clause of the deed as Cole Family Partners, L. P. The actual Grantor of said Warranty Deed and the property conveyed thereby is John B. Cole.

Further affiant says not.

Daniel L. Wischhof

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on April 30, 2021.

Theresa C. Richardson
Notary Public

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07-09-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Daniel L. Wischhof, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and executed the within instrument for the purposes therein contained.

Witness my hand and seal on April 30, 2021.

Theresa C. Richardson
Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah LoTempio, 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.

Savannah LoTempio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Savannah LoTempio who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa C. Richardson

My commission expires 7/9/2024.

