THIS INSTRUMENT PREPARED BY:
Nashville Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 631423 AFFIDAVIT
05/07/2021 10:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210507-0061520

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Warranty Deed of record in Instrument Number 20170914-0093788, Register's Office for Davidson County, Tennessee. Said deed was granted by **Andrew Buford, a single man** to **Jessica Richards, a single woman.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above mentioned Warranty deed, and I, Andrew H. Maloney was the President of Nashville Title, LLC.

2. On or about the 6th day of September, 2017, my office, prepared a Warranty Deed in which **Andrew Buford, a single man**, conveyed a certain parcel of land in Davidson County to **Jessica Richards, a single woman**, which Warranty Deed is of record in Instrument Number 20170914-0093788, Register's Office for said County.

3. That the property description on the Warranty Deed identified the plat page incorrectly as follows:

   Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hillbrook, Section III, of record in Plat Book 3300, page 841, Register's Office for Davidson County, Tennessee.

4. That the intent of the parties to the transaction was that the deed should have stated as follows:

   Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hillbrook, Section III, of record in Plat Book 3300, page 84, Register's Office for Davidson County, Tennessee.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TN }
COUNTY OF Williams }

Sworn to and subscribed before me this 5th day of May, 2021.

My commission expires:
06/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

State of Tennessee }
County of Williams }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2021.

My Commission expires:
06/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24