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

Karen Johnson Davidson County
Batch# 632806 AFFIDAVIT
05/10/2021 03:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210510-0062831

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan,** hereinafter referred to as Affiant, on this the 6th day of May, 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 January 9, 2013, and recorded January 16, 2013 in Instrument Number **20130116-0005285**, in the Register's Office for Davidson County, Tennessee between **Irene K. Omosigho** (as Grantor) and **Joel Radar, a single person** (as Grantee) in regards to the property located **1504 Meadow Bend Drive, Madison, TN 37115.**

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 should have read **Joel Rader, a single person.**

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.

Stephanie Duncan, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Stephanie Duncan,** 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 6th day of May, 2021.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

NOTARY PUBLIC
My Commission Expires: _____

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

