Karen Johnson Davidson County
Batch# 633164 AFFIDAVIT
05/11/2021 01:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210511-0063410

This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of Buyer's Last Name in Warranty Deed
from Kenneth Wallace, a single man
to Chernae Ronek Saka and Emmanuel Kwadwo Saka, wife and husband of record in
Instrument No. 20210428-0056461, Register's Office for
Davidson County, Tennessee
Map/Parcel #064080A06300CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Aubrey Seavers, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 26th day of April, 2021, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument No. 20210428-0056461, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Kenneth Wallace, a single man, as GRANTORS, to Chernae Ronek Saka and Emmanuel Kwadwo Saka, wife and husband, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the Buyer's Last Name is Misspelled on said Warranty Deed. This error was unintentional. The correct and proper Buyer's Last Name which should appear in the deed of record in Instrument No. 20210428-0056461 said Register's Office, is as follows:

Chernae Ronek Saka and Emmanuel Kwadwo Saka, wife and husband

This Affidavit is made of my personal knowledge to correct the error described above.

EXECUTED on this 10th day of May, 2021.

(AFFIANT) – Aubrey Seavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of May, 2021, as being executed by Aubrey Seavers.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aubrey Seavers, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 10th day of May, 2021.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.