Karen Johnson Davidson County
Batch# 653130 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20210609-0077656

Prepared By / Please Return To:
Kevin A. Criswell, Esq.
Signature Title Services, LLC
1517 Hunt Club Blvd.
Gallatin, TN 37066
ST21-37066-1297

SCRIVENER'S AFFIDAVIT

(In Reference to Warranty Deed of record in Instrument No. 20210419-0051691, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes Renee Scott, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I, Renee Scott, am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared and recorded a certain Warranty Deed dated April 15, 2021, conveying certain property commonly known as 161 Timber Ridge Dr., Nashville, TN 37217, from Glen G. Kavanagh and Samantha Abish Kavanagh to Jemima Estrada, the same being of record in Instrument No. 20210419-0051691, Register's Office for Davidson County, Tennessee.

3.) That by mistake and inadvertence, the above-referenced deed misstates the Grantee's given name as Jemina.

4.) That the Grantee as it should have been recited is: ***Jemima Estrada, unmarried woman***

5.) That said Warranty Deed is hereby corrected, as if the Grantee's name had properly appeared therein *ab initio*.

Renee Scott

Sworn to and subscribed before me this 8th day of June, 2021.

My Commission Expires: 03/01/2025 Jennifer Russell
Notary Public

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Renee Scott, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of June, 2021.

My Commission Expires: 03/01/2025 Jennifer Russell
Notary Public

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

