Karen Johnson Davidson County
Batch# 657757 AFFIDAVIT
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THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now John M. Wells, who is over eighteen (18) years of age and whose address is 7101 Executive Center Drive, Brentwood, TN 37027 and would state as follows:

On the 27th day of December, 2021, I prepared the Warranty Deed recorded at Instrument No. 201912300134547, in the Register's Office for Davidson County, Tennessee, which purports to convey certain real property. It was conveyed by **Beverly Wheeler, unmarried.,** as Grantor, to **Maung Tam and Nuy Len, husband and wife,** as Grantees.

The Warranty Deed contains a scrivener's error in that the Grantee's marital status is incorrect. This error was inadvertent and unintentional. The correct Grantor/Grantee clause is as follows and is hereby substituted in the original deed:

"For and in consideration of the sum of Ten and no/100's ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Beverly Wheeler, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Maung Tam and Nu Len, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:"

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

EXECUTED this 15th day of June, 2021.

John M. Wells, Affiant

OATH AND ACKNOWLEDGMENT

On this the 15th day of June, 2021, before me, a Notary Public, duly commissioned and qualified, personally appeared John M. Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Georgette R Kennedy

Notary Public

My Commission expires: 01-06-25

