Karen Johnson Davidson County
Batch# 672413 AFFIDAVIT
07/07/2021 02:39:07 PM 1 pg
Fees: $12.00 Taxes: $0.00
20210707-0091500

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Dawn Martin**, hereinafter referred to as Affiant, on this the 2nd day of July, 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 June 14, 2021, and recorded June 23, 2021 in **Instrument No. 20210623-0084811**, in the Register's Office for Davidson County, Tennessee between Barbara E. Bates, unmarried, and Wilson P. Conroy, unmarried (as Grantors) and Ian Bremner and Natalie Willits, Husband and Wife, (as Grantees) in regards to the property located at **2217 Fernwood Drive, Nashville, Tennessee 37216.**

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the Grantee names.

3. That the Grantee Natalie Willits, should have read **Natalie Willets.**

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.

Dawn Martin
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Dawn Martin**, 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 2nd of July, 2021.

NOTARY PUBLIC
My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires