Prepared by and return to:
Foundation Title & Escrow Franklin
7112 Crossroads Blvd, Ste. 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 672789 AFFIDAVIT
07/08/2021 10:18:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210708-0091973

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed and recorded to correct a certain Warranty Deed executed by Barbara Ruth Causey a/k/a Barbara C. Ferguson, an unmarried person, to Robert Craig Cleland and Sue Cleland, husband and wife, dated June 15, 2021 and recorded June 17, 2021 in Instrument No. 20210617-0081915, Register's Office for Davidson County, Tennessee;

WHEREAS, Foundation Title & Escrow Franklin, prepared the Warranty Deed of record in Instrument No. 20210617-0081915, Register's Office for Davidson County, Tennessee, and hereby acknowledges that through inadvertence and due to scrivener's error, the derivation clause omitted the date of death of John Murphy Ferguson.

WHEREAS, to correct the derivation clause and add the date of death, in the Warranty Deed of record in Instrument No. 20210617-0081915, Register's Office for Davidson County, Tennessee, the following statement is to be made a part of the original derivation clause "The said John Murphy Ferguson having died on June 30, 2018, leaving Barbara R. Causey as the surviving tenant by entirety."

NOWTHEREFORE, I, Hillary Burns, do attest and affirm that the derivation clause did not contain the date of death information of John Murphy Ferguson and the following statement should be made a part of the original Warranty Deed. The said John Murphy Ferguson having died on June 30, 2018, leaving Barbara R. Causey, as the surviving tenant by entirety".

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 7th day of July, 2021.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of July, 2021.

Notary Public

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

Commission Expires: 1/20/25

TAX MAP & PARCEL: 142 05 0D 048.00

File: FRN-2106698SSO

Being Unit Number N-401, together with Carport Designated No. N-401-C on the plan of Phase One, Section Four, River Plantation Condominium Apartments of record in Plat Book 4860, Pages 17-19, as amended in Plat Book 4860, Pages 107-109, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756 and at Instrument Nos. 20050128-0010626 and 20050602-0062760 in said Register's Office.

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/2021.

Date

Jamika Jones
Affiant Signature

7/7/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY