Karen Johnson Davidson County
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This document prepared by and return to:
Hywater Title, LLC
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

**SCRIVENER'S AFFIDAVIT**

The undersigned, Amy Gentry, who is over eighteen (18) years of age and whose address is 1800 S. Rutherford Blvd. Suite 203, Murfreesboro, TN 37130, being duly sworn, states as follows:

A Warranty Deed, dated July 19, 2021 and recorded July 23, 2021 in **Instrument No. 20210723-0099471** in the Register's Office for Davidson County, Tennessee, was executed by Phillip Hayes and Laura Hayes, a married couple, as grantor, conveying to Rebekah Susan Jones, unmarried, and Nicholas Jack Dibble, unmarried, tenants in common with right of survivorship, as grantee, certain property located in Davidson County, Tennessee, as more particularly described herein:

*Property located in Davidson County, State of Tennessee and being described as follows, to-wit: Being part of Lots Numbers 45 and 11 in J. M. and J. T. Harding's Subdivision, of record in Book 21, Pages 81 and 108, Register's Office for Davidson County, Tennessee. Said Lots front the Southerly margin of Heiman Street 36 feet and runs back between parallel lines measuring 153 feet, more or less to a dead line in the rear measuring 36 feet.*

*Being the same property conveyed to Jake Sogga, unmarried, by Cash Deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated February 9, 2012 of record in Instrument No. 20120210-0011905, Register's Office for Davidson County, Tennessee.*

*Being the same property conveyed to Phillip Hayes and Laura Hayes, a married couple, by Warranty Deed from Jake Sogga, unmarried, dated 03/12/2020 and recorded on 03/13/2020 in Instrument No. 20200313-0028341, Register's Office for Davidson County, Tennessee.*

*The property is subject to any and all existing easements and restrictions as shown of record including the following:*

** Taxes and assessments for the year 2021 and subsequent years, plus any penalties and interest which may accrue.*

** Subject to all matters on the Plan of record in Plat Book 21, Pages 81 and 108, Register's Office for said County.*

*This is improved property known as: 1705 Heiman Street, Nashville, Tennessee 37214*

In said instrument, the second grantee's name was spelled Nicolas, and minor typographical errors occurred in the legal description. These are scrivener's errors and were made

unintentionally. This affidavit is given in order to affirm that the correct name of said grantee is Nicholas Jack Dibble, and to set forth the correct legal description of the property, shown above.

This Affidavit is made of my personal knowledge for the purpose of correcting the error above described. The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated effective as of Aug, 11, 2021.

(Affiant)

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 11 day of August, 2021, before me, a Notary Public, personally appeared Amy Gentry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing affidavit and that the things and matters contained therein are true and correct. The affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date first above written.

Notary Public
My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2022
COUNTY OF RUTHERFORD

**Tennessee Certification of Electronic Document**

I, Jami K. Averwater, 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 8/11/21 (date of document).

Jami K. Averwater
Affiant Signature

8/11/21
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of August, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY