Karen Johnson Davidson County
Batch# 696371 AFFIDAVIT
08/12/2021 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210812-0109002

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
1-11812-RR-AP-DB

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: William R. Herzig AKA William Roy Herzig, an unmarried man

GRANTEES: Joshua P. Bieghler and Brittany L. Yates, husband and wife

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ADDRESS: 609 Topeka Drive, Hermitage, TN 37076

Comes now, Midtown Title, LLC ("Midtown"), by and through its authorized agent, and states on oath:

That Midtown prepared a certain Warranty Deed dated May 27, 2021, wherein William R. Herzig AKA William Roy Herzig, an unmarried man ("Grantor") conveyed certain property to Joshua P. Bieghler, an unmarried man and Brittany L. Yates, an unmarried woman, ("Grantee"). Said Warranty Deed was executed by the Grantor and delivered to the Grantees on May 27, 2021 and recorded on June 3, 2021, in Instrument No. 20210603-0074342, Register's Office for Davidson County, Tennessee.

1. That said Warranty Deed contained an error in the marital status of the Grantee. The reference to Joshua P. Bieghler, an unmarried man and Brittany L. Yates, an unmarried woman was an unintentional error as it was the intention of the Grantee to vest the property to Joshua P. Bieghler and Brittany L. Yates, husband and wife.

2. The purpose of this Affidavit is to amend the Warranty Deed and correct the Grantee's vesting to Joshua P. Bieghler and Brittany L. Yates, husband and wife.

3. All other matters contained in said Warranty Deed remain the same.

4. Further Affiant sayeth naught.

WITNESS MY HAND on this 10th day of August, 2021.

Midtown Title, LLC

By: _____
J. Andrew Wiley, Attorney Authorized Agent

Subscribed and sworn to before me, the undersigned, on this 10th day of August, 2021.

_____
Notary Public

My commission expires:
3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named J. Andrew Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Midtown Title, LLC, a limited liability company, and that he is authorized by Midtown Title, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2021.

_____
Notary Public
My Commission Expires: 3-1-2023

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8-10-2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 08-10-2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 7 **day of** July, 2021.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

  RACHEL MARIE COLLINS
  STATE OF TENNESSEE NOTARY PUBLIC
  COUNTY OF CHEATHAM

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8-10-2021 (date of document).

Kirsten Virden

Affiant Signature

Date: 08-10-2021

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM