Karen Johnson Davidson County
Batch# 699016 AFFIDAVIT
08/17/2021 02:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210817-0111292

Prepared By / Please Return To:
Kevin A. Criswell, Esq.
Signature Title Services, LLC
1517 Hunt Club Blvd.
Gallatin, TN 37066
ST21-37129-2390

SCRIVENER'S AFFIDAVIT

(In Reference To Warranty Deed of record in Instrument No. 20210803-0104203 Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes Kristen Traini, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I, Kristen Traini, am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared and recorded a certain Warranty Deed dated July 30, 2021, conveying certain real property bearing the street address of 2123 Fairfax Ave. #11, Nashville, TN 37212, from Tamara Matthews to Valentine Uche Chukwuma and Kenechi Udeh, the same being of record in Instrument No. 20210803-0104203, Register's Office for Davidson County, Tennessee.

3.) That by mistake and inadvertence, the legal description in said Warranty Deed is incorrect in that it misstates the recording information of the Plat.

4.) That the correct description, as it should have appeared is:
Land in Davidson County, Tennessee, being Lot No. 85 on the Final Plat of Hidden Creek, Phase 2, of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

5.) That said Warranty Deed is hereby corrected, as if the legal description contained therein had appeared correctly *ab initio*.

Kristen Traini

Sworn to and subscribed before me this 17th day of August, 2021.

My Commission Expires: 10-21-2024

Notary Public

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and seal, this 17th day of August, 2021.

My Commission Expires: 10-21-2024

Notary Public

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/17/2021 (date of document).

Affiant Signature

8/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

