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

Karen Johnson Davidson County
Batch# 741635 AFFIDAVIT
10/22/2021 11:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211022-0142184

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall**, hereinafter referred to as Affiant, on this the 12th day of October, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated July 15, 2020, and recorded July 16, 2020 in **Instrument No. 20200716-0078343, in the Register's Office for Davidson County, Tennessee** between **Matthew R. Vogt and Tiffany B. King, husband and wife, (as Grantor)** and **Michael Tyler Kroeger and Kara Shey Kroeger, husband and wife (as Grantee)** in regards to the property located at 2613 Woodlawn Drive, Nashville, Tennessee 37212, and described as follows:

2. That the above-mentioned Warranty Deed was recorded with clerical error within the exceptions stating Joint Driveway Agreement of record in Book 7459, Page 804, in the Register's Office for Davidson County, Tennessee. The reference to the Joint Driveway Agreement is hereby removed from the Warranty Deed.

3. 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.

Kara Wall, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 12th day of October, 2021.

NOTARY PUBLIC

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

My Commission Expires: _____

I, Kara Wall, 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 10/12/21 (date of document).

Affiant Signature

Date 10/18/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

