Karen Johnson Davidson County
Batch# 751520 AFFIDAVIT
11/09/2021 09:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211109-0149286

This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of Legal Description in Warranty Deed
from Thanh Nguyen and wife, Christina Ericson
to Eric Stephens and Mary Beth Stephens, husband and wife of record in
Instrument No. 20180403-0031120, Register's Office for
Davidson County, Tennessee
Map/Parcel #160160B08200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Karen Suggs, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 28th day of March, 2018, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument No. 20180403-0031120, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Thanh Nguyen and wife, Christina Ericson, as GRANTORS, to Eric Stephens and Mary Beth Stephens, husband and wife, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the Legal Description is incorrect on said Warranty Deed. This error was unintentional. The correct and proper legal description which should appear in the deed of record in Instrument No. 20180403-0031120 said Register's Office, is as follows:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Revision One, Section One, Brentwood Chase, of record in Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This Affidavit is made of my personal knowledge to correct the error described above.

EXECUTED on this 3rd day of November, 2021.

Karen Suggs
(AFFIANT) – Karen Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of November, 2021, as being executed by Karen Suggs.

My commission expires: 10/2/23

Notary Public

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Karen Suggs, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 3rd day of November, 2021.

My Commission Expires: 10/2/23

Notary Public

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY TENN

Certification of Recorded Documents

I, Debbie Lester, 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 November 3, 2021.

(AFFIANT) – Debbie Lester November 3, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me November 3, 2021.

My commission expires: 10/2/23

Notary Public

