Record and Return &
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC.
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
1-12444-RR

Karen Johnson Davidson County
Batch# 773015 AFFIDAVIT
12/13/2021 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211213-0164627

INSTRUMENT OF CORRECTION OF WARRANTY DEED
AND AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED
PURSUANT TO T.C.A. 66-24-101(A) (27)

The actual value or consideration, whichever is greater, for purpose of the affidavit and for transfer is $-0-

GRANTOR: Judith C. Andrews, a married woman

GRANTEES: Sha Kay Shee, an unmarried man and Eh Lay Wah, an unmarried woman, tenants in common

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat, Hidden Creek (A Cluster Lot Subdivision), Phase 1, Section 2 of record in Plat at Instrument No. 20030226-0025759, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sha Kay Shee, unmarried man and Eh Lay Wah, unmarried woman , by Warranty Deed from Judith C. Andrews and Charlie V. Andrews, dated June 25, 2021, Instrument No. 20210630-0088434, in the Register's Office for Davidson County, Tennessee.

WHEREAS I, the undersigned, Rozalind Ruth, authorized agent, Notary and employee of Midtown Title, LLC, makes oath that the following statements are true to the best of her knowledge, information, and belief:

WHEREAS, on the 28th day of June 2021, Rozalind Ruth prepared and recorded a Warranty Deed from Judith C. Andrews, a married woman (Grantor) to Sha Kay Shee, an unmarried man and Eh Lay Wah, an unmarried woman (Grantee) recorded June 30, 2021, Instrument No. 20210630-0088434, Register of Deeds Office for Davidson County, Tennessee.

WHEREAS, it has come to my attention that the said Warranty Deed contains a typographical vesting error entered inadvertently and further sent incorrectly to Register Office for recording. Said Warranty Deed is incorrect as that it purports to convey the above-described property to Sha Kay Shee and Eh Lay Wah, wife and husband, which is incorrect.
The reference to wife and husband was an error and in fact the vesting should have correctly read as "Sha Kay Shee, an unmarried man and Eh Lay Wah, an unmarried woman.

The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect the correct vesting of Grantee to read: "Sha Kay Shee, an unmarried man and Eh Lay Wah, an unmarried woman".

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

Further Affiant sayeth naught.

NOW, THEREFORE, I order to correct, said scrivener's error as set out hereinabove, pursuant to T.C.A. 66-24-10(1)(27), this Affidavit is made of my personal knowledge in order to correct the error above described.

This, the 30th day of November 2021.

Signature- Rozalind Ruth, Authorized Custodial Agent, Midtown Title, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rosalind Ruth, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2021.

Notary Public
My Commission Expires: 3-1-2023

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

- **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 11/30/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 11/30/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 30 **day of** November **,** 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