Karen Johnson Davidson County
Batch# 774775 AFFIDAVIT
12/16/2021 10:03:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211216-0166230

THIS INSTRUMENT WAS PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared Daniel Heard, Attorney, who is known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That American Title & Escrow Services, LLC, prepared the following described legal document for recording in the public records:

A Warranty Deed between Jennifer J. Stradtman, a married woman, GRANTOR, and Rizart Stafa and Awndria Baker, Tenants in Common with Right of Survivorship, GRANTEE, as of record in **Instrument No. 20211208-0162840**, in the Register's Office for Davidson County, Tennessee.

2. That the above-described document contains scrivener's errors in the Map-Parcel Number reference, the derivation clause and the property address reference.

3. That the **correct** Map-Parcel Number for the subject property is in bold type as follows:

Map-Parcel Number: 118-04-0A-002.00CO

4. That the **correct** derivation clause is in bold type as follows:

Being the same property conveyed to Jennifer J. Stradtman, a married woman, by Quitclaim Deed from Franklin J. Donsbach, Jr., an unmarried man, of record in Instrument No. 20211108-0148960, Register's Office for Davidson County, Tennessee, dated November 8, 2021 and recorded on November 8, 2021. The subject property has never been the primary residence of the herein named Grantor.

5. That the **correct** property address reference is in bold type as follows:

This is improved property known as 2239B Kline Avenue, Nashville, TN 37211.

6. That he knows of his own personal knowledge that correction of this scrivener's affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 15th day of December, 2021.

American Title & Escrow Services, LLC

By: _____
Daniel Heard

Its: Chief Manager / Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer authorized to execute the foregoing Affidavit on behalf of American Title & Escrow Services, LLC, a Tennessee limited liability company, and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 15th day of December, 2021.

My Commission Expires: 1/26/25

_____
Notary Public

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires JAN. 26, 2025