Karen Johnson Davidson County
Batch# 777323 AFFIDAVIT
12/21/2021 11:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211221-0168463

This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now JOHN ELROD, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 30th day of November, 2020, my office, witnessed the execution of a Warranty Deed in which JEFFREY B. SNIPES AND SPOUSE SHAWN FREDERICK SNIPES, conveyed a certain parcel of land in Davidson County, Tennessee to MARGARET AUSTIN AND CHRISTOPHER AUSTIN, WIFE AND HUSBAND which deed is of record of Instrument number 20201211-0145786 , Register's Office for said County;

3. That the grantees were listed as MARGARET AUSTINA ND CHRISTOPHER AUSTIN, WIFE AND HUSBAND, throughout said Warranty Deed but should read as:

   MARGARET AUSTIN AND CHRISTOPHER AUSTIN, WIFE AND HUSBAND

Further affiants say not.

Executed this 14th day of December, 2021 for the purposes herein stated.

John Elrod

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, JOHN ELROD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of December, 2021.

My Commission expires:
9-6-2022

NOTARY PUBLIC

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[SEAL]

Tennessee Certification of Electronic Document

I, Chasity Petty, 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 12/15/2021 (date of document).

Chasity Petty
Affiant Signature

12/16/2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2021.

Ericka Waters
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

ERICKA GANNON WATERS
NOTARY PUBLIC
Sumner County, State of Tennessee
My Commission Expires 3/1/2025