Karen Johnson Davidson County
Batch# 779617 AFFIDAVIT
12/23/2021 03:30:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211223-0170121

Prepared By / Please Return To:
Kevin A. Criswell, Esq.
Signature Title Services, LLC
1517 Hunt Club Blvd.
Gallatin, TN 37066
ST21-OUT-3595

SCRIVENER'S AFFIDAVIT

(In Reference To Warranty Deed of record in Instrument No. 20211101-0145986, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes Kevin Criswell, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I, Kevin Criswell, am an employee of Signature Title Services, LLC, and an attorney licensed to practice law in Tennessee ;

2.) That in the course of my employment, I caused to be prepared and recorded a certain Warranty Deed dated October 28, 2021, conveying certain real property bearing the street address of 704 Evergreen Trail, Madison, TN 37115, from Roy D. Hackett, Dennie Hackett, Sandra Kane, and Orville N. Hackett, the same being of record in Instrument No. 20211101-0145986, Register's Office for Davidson County, Tennessee.

3.) That by mistake and inadvertence, the legal description in said Warranty Deed is incorrect in that the lot number described therein is misstated as Lot 8 in Section 4 of Marlin Meadows Subdivision.

4.) That the correct Lot number is Lot 79 in Section 4 of Marlin Meadows Subdivision.

5.) That the grantors in said deed have never held an interest in Lot 8 of said Subdivision, and that there exists no Lot No. 8 in Section 4 of said Subdivision.

6.) That the correct description, as it should have appeared in its entirety is:
Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Marlin Meadows, Section Four, as of record in Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

7.) That said Warranty Deed is hereby corrected, as if the legal description contained therein had appeared correctly *ab initio*.

Kevin Criswell

Sworn to and subscribed before me this 17th day of December, 2021.

My Commission Expires: 11.22.2023

Notary Public

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Kevin Criswell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 17th day of December, 2021.

My Commission Expires: 11.22.2023

Notary Public

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/17/2021 (date of document).

Jennifer Russell
Affiant Signature

12/21/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

