Karen Johnson Davidson County
Batch# 798577 AFFIDAVIT
02/01/2022 02:39:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220201-0011728

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson**, hereinafter referred to as Affiant, on this the 31st day of January, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Warranty Deed was executed on May 10, 2010 and recorded on May 14th, 2010, in **Instrument No. 20100514-0037365, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **304 Flora Maxwell Road, Nashville, Tennessee, 37211, with Parcel ID of 147-08-0-185.00,** conveying certain real property described therein, and further described as:

   A Certain Tract or Parcel of Land in Davidson County, State of Tennessee described as follows to-wit:

   LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF SECTION 4, BEVERLY HEIGHTS, OF RECORD IN BOOK 5200, PAGE 263, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 10 FRONTS 63.15 FEET ON THE SOUTHERLY MARGIN OF FLORA MAXWELL ROAD AND EXTENDS BACK 75.00 FEET ON THE EASTERLY LINE AND 116.50 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 75.07 FEET THEREON.

2. That the above-mentioned Warranty Deed was recorded with a typographical error regarding the Grantees, who should have been listed as follows:

   DZUY NGUYEN AND WIFE, KIM P. NGUYEN

3. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrected Grantees for **304 Flora Maxwell Road, Nashville, Tennessee, 37211,** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2022.

NOTARY PUBLIC

My Commission Expires: _____

