BOX 10-A

Karen Johnson Davidson County
Batch# 804273 AFFIDAVIT
02/11/2022 10:55:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220211-0016014

STATE OF TENNESSEE
COUNTY OF DICKSON

SCRIVENER'S AFFIDAVIT

(Reference to Warranty Deed of record in Instrument No. 20210816-0110357, DCROD)

Comes now Realty Title & Escrow Company, Inc., located at 5111 Maryland Way, Suite 101, Brentwood, TN 37027, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated August 3, 2021, wherein the Estate of Michael R. Gardner and Cynthia Snyder, unmarried, conveyed certain property to Eduardo Gonzalez Delmonte;
2. That the granting clause of said Warranty Deed should have identified the grantee as Eduardo Delmonte, unmarried;
3. That the error in the inclusion of the middle name and omission of the marital status were scrivener's errors;
4. That said Warranty Deed was filed of record in Instrument No. 20210816-0110357, in the Register's Office for Davidson County, Tennessee;
5. That the martial status and correct identification of the grantee in said Warranty Deed, which deed is hereby corrected to identify properly the grantee, is as follows:

Eduardo Delmonte, unmarried

6. That this affidavit is given to correct and explain the error and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.

By: _____
Aric D. Hinson
Sr. Attorney

Subscribed and sworn to before me the undersigned on this 7th day of February, 2022.

KARA CRITCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 09-24-2024

_____
Notary Public

My commission expires:

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Aric D. Hinson, 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, and who further acknowledged that he is Sr. Attorney of Realty Title & Escrow Company, Inc., and that as such Sr. Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and official seal this 7th day of February, 2022.



Notary Public

My commission expires:

This instrument prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

#06-NSH21-01910