PREPARED BY & RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 825406 AFFIDAVIT
03/21/2022 12:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220321-0032215

SCRIVENER'S AFFIDAVIT

Allison Taylor, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an employee of Magnolia Title & Escrow, Inc., on February 23rd, 2022, prepared a certain Warranty Deed, which Warranty Deed was executed by Alexander V. Cavopol, and appears of record in Instrument No. 20220309-0027247, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the martial status of the Grantor and add to the derivation that Alexander V. Cavopol and Allison A. Cavopol are divorced of record in Docket No. 04D-519 and that his wife was divested of all interest in the subject property in said Warranty Deed;

3. Whereas, by inadvertence, error and mistake, Affiant failed to accurately show the Grantor's marital status in at least one place and add to derivation clause that wife was divested of all interest in the subject property per their divorce decree on said Warranty Deed.

4. Now, therefore, Affiant hereby certifies and corrects Grantor's name should read as **Alexander V. Cavopol, unmarried** in all places referenced and derivation should read that Alexander V. Cavopol and Allison A. Cavopol are divorced of record in Docket No. 04D-519 and that his wife was divested of all interest in the subject property on said Warranty Deed and should be updated to reflect as such in the public records for Davidson County, Tennessee.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on March 9, 2022 in Instrument No. 20220309-0027247, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Allison Taylor, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 11 day of March, 2022.

Jill Neely
NOTARY PUBLIC

My Commission Expires: 01-26-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Allison Taylor, 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 MARCH 11, 2022.

Date

Affiant Signature

3/11/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of MARCH, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON