Karen Johnson Davidson County
Batch# 830613 AFFIDAVIT
03/29/2022 01:07:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220329-0036268

THIS INSTRUMENT PREPARED BY:
RONALD H. BICE, JR., Attorney
4515 Harding Road #103
Nashville, Tennessee 37205

RE: 115 03 0 046.00 - 770 BRESSLYN ROAD

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now, Ronald H. Bice, Jr., hereinafter referred to as Affiant, on this 29th day of March, 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. The Affiant prepared a Quitclaim Deed recorded October 18, 2017, as Instrument No. 20171018-0106535 in the Register's Office for Davidson County, Tennessee, between ANGELIA DUNCAN ("Grantor") and REBECCA L. DUNCAN ("Grantee").

2. The Quitclaim Deed made reference to an incorrect Instrument Number in the derivation clause. The correct derivation clause is as follows:

> Being the same property conveyed to ANGELIA DUNCAN, a single woman, Quitclaim Deed from REBECCA L. DUNCAN, by deed of record in Instrument Number 20130319-0026911, Register's Office for Davidson County, Tennessee,

3. My acknowledgment as the Notary Public incorrectly makes reference that the quitclaim deed was executed by REBECCA L. DUNCAN when in fact my acknowlegment should state that the quitclaim deed was executed by the Grantor, ANGELIA DUNCAN, on the 16th day of October, 2017.

4. The Affiant makes this Affidavit for the purpose of amending and correcting the original Quitclaim Deed as set forth above.

5. Further the Affiant saith not.

Ronald H. Bice, Jr.
Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Ronald H. Bice, Jr., the 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 29th day of March, 2022.

Notary Public
My Commission Expires: 7/7/2025

