Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File #: 1-15718-RR

Karen Johnson Davidson County
Batch# 860424 AFFIDAVIT
05/23/2022 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220523-0059244

**AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)**

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GRANTOR: Binod Bhujel and Rekha S. Bhujel f/k/a Phul Kumari Subedi, husband and wife

GRANTEES: Budhi Pradhan and Prem Singh Magar

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. One Hundred Seventeen (117) on the Plan of First Amendment Rivendell Woods Phase One – Section One of record in Plat at Instrument No. 20070329-0037618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ADDRESS: **1100 Silver Moon Drive, Antioch TN 37013**

Comes now, Rozalind Ruth, first being duly sworn, and deposes and says:

She is an Authorized Agent for Midtown Title, LLC, being duly sworn according to law, does hereby make oath that the following statements are true to the best of her information, knowledge and belief:

1. I recorded the Warranty Deed, from Binod Bhujel and Rekha S. Bhujel f/k/a Phul Kumari Subedi, husband and wife, to Budhi Pradhan and Prem Singh Magar dated Warranty Deed, dated February 2, 2022 recorded on February 15, 2022, as Instrument No. 20220215-0017656, Register's Office for Davidson County, Tennessee.
2. It has come to my attention that the Warranty Deed contained an error in the vesting of the Grantee. Whereas, through inadvertence and mistake, joint tenants with right of survivorship was missing.
3. The purpose of this Affidavit is to permanently correct the name of the Grantee to **Budhi Pradhan and Prem Singh Magar, as joint tenants with right of survivorship**
4. All other matters contained in said Warranty Deed remain the same.
5. Affiant sayeth naught.

WITNESS MY HAND on this 13th day of May 2022.

Rozalind Ruth as Authorized Agent for
Midtown Title, LLC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rozalind Ruth, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May 2022.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3-6-2024

## Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 May 13, 2022.

Storey Carver
Affiant Signature

5/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of May 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

