Karen Johnson Davidson County
Batch# 864275 AFFIDAVIT
05/27/2022 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220527-0061772

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the Grantor's name and Legal Description on the Quitclaim Deed of record as **Instrument Number 20160707-0069386,** Register's Office for Davidson County, Tennessee. Said deed was granted by **GEORGE W. THOROGOOD, JR., TRUSTEE OF THE GEORGE W. THOROGOOD TRUST UNDER INSTRUMENT DATED 12/01/195** to **JO B. THOROGOOD.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above mentioned Quitclaim Deed, and I, Andrew H. Maloney was the President of Nashville Title, LLC.

2. On or about the 30th day of June, 2016, my office, under my direction, prepared a Quitclaim Deed in which **GEORGE W. THOROGOOD, JR., TRUSTEE OF THE GEORGE W. THOROGOOD TRUST UNDER INSTRUMENT DATED 12/01/195** conveyed a certain parcel of land in Davidson County to **JO B. THOROGOOD,** which Quitclaim Deed is of record as **Instrument Number 20160707-0069386,** Register's Office for said County.

3. Said Quitclaim Deed through an inadvertent and mistake erroneously cited the name of Grantor as "**GEORGE W. THOROGOOD, JR., TRUSTEE OF THE GEORGE W. THOROGOOD TRUST UNDER INSTRUMENT DATED 12/01/195".**

4. The correct cite of the Grantor should read as "**GEORGE W. THOROGOOD, JR., TRUSTEE OF THE GEORGE W. THOROGOOD TRUST UNDER INSTRUMENT DATED 12/01/1985".**

5. That the property description on the Quitclaim Deed identified the plat instrument number incorrectly as follows:

   Being Unit No. 120 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-000083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

6. That the intent of the parties to the transaction was that the deed should have stated as follows:

   Being Unit No. 120 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TENNESSEE }
COUNTY OF Williamson }

Sworn to and subscribed before me this 19 day of May, 2022.

My commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of May, 2022.

My Commission expires:
2/7/2026

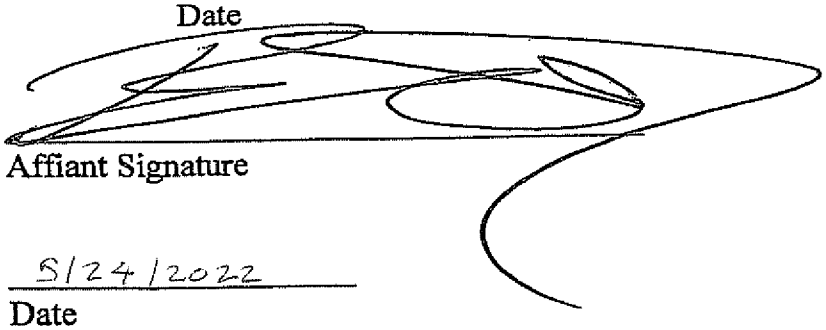
NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Blake Harris Reynolds, 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 5/19/2022.

Date



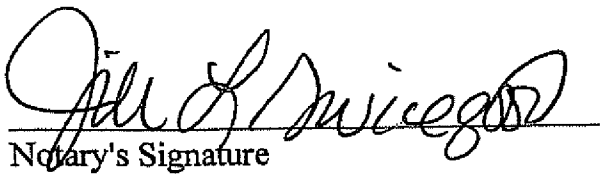
Affiant Signature

5/24/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of May, 2022.



Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

