Karen Johnson Davidson County
Batch# 873881 AFFIDAVIT
06/17/2022 03:24:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220617-0069928

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Melissa Jansen**, hereinafter referred to as Affiant, on this the 14th day of June, 2022 and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated April 28, 2022, and recorded May 3, 2022 in Instrument Number **20220503-0051443**, in the Register's Office for Davidson County, Tennessee between Angela Dawn Howington, wife and husband Randall Glenn Howington and Tamara Claudette Howington, single (as Grantors) and Samantha Howington, a married woman (as Grantee) in regards to the property located **305 Clofton Drive, Nashville, Tennessee 37221.**

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in regards to the derivation.

3. That the derivation should have read:

   Being the same property conveyed to William Lamar Howington and Randall Glenn Howington and Tamara Claudette Howington, with the right of survivorship under the laws of joint tenancy by Quitclaim Deed from William Lamar Howington of record in Instrument No. 20110801-0058750 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on August 1, 2011.

   William Lamar Howington having since died leaving Randall Glenn Howington and Tamara Claudette Howington as surviving tenants. Angela Dawn Howington joins in to convey any and all marital right to said property.

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Melissa Jansen, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Melissa Jansen**, the within named 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 14th day of June, 2022.

Yesenia J. Loor
NOTARY PUBLIC
My Commission Expires: 3/3/2025

