Karen Johnson Davidson County
Batch# 891850 AFFIDAVIT
07/21/2022 10:50:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220721-0083519

THIS INSTRUMENT PREPARED BY/RETURN TO:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20220718-0081874, Register's Office for Davidson County, Tennessee.)

I, R.L. Moore, President of Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Warranty Deed executed by James Preston Vienneau and wife, Adelaide Mallette Vienneau, as Grantors, to Richard C. Mangelsdorf and Jennifer Lynn Thompson, tenants by the entirety, as Grantees, of record in Instrument No. 20220718-0081874, Register's Office for Davidson County, Tennessee.

2. R.L. Moore witnessed the Grantors' execution of said Warranty Deed, however, through inadvertence and due to the scrivener's error of Bankers Title & Escrow Corporation, the notary seal/stamp of R.L. Moore was not placed on the Warranty Deed near R.L Moore's signature verifying that R.L. Moore had witnessed James Preston Vienneau's execution of said Warranty Deed.

3. The second page of said Warranty Deed, with the notary seal/stamp of R.L. Moore near R.L Moore's signature verifying that R.L. Moore witnessed James Preston Vienneau's execution of said Warranty Deed, is recorded herewith and shall be incorporated by reference hereby to the Warranty Deed which is of record Instrument No. 20220718-0081874, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as **332 Harpeth Ridge Drive, Nashville, TN 37221.**

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not.

R.L. Moore, President
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **R.L. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Bankers Title & Escrow Corporation, and that as such he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20 day of July, 2022.

NOTARY PUBLIC

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 20 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15 day of July, 2022

James Preston Vienneau

Adelaide Mallette Vienneau

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Preston Vienneau,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of July, 2022.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adelaide Mallette Vienneau,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of July, 2022.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON