Karen Johnson Davidson County
Batch# 894334 AFFIDAVIT
07/27/2022 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220727-0085469

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Laura Mitchell**, hereinafter referred to as Affiant, on this the 26th day of July, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument No. 20210211-0019854**, in the Register's Office for Davidson County, Tennessee, by and between **STEVEN L. HUFFINE, BILLY F. HUFFINE, JR., ROBERT B. HUFFINE AND TIMOTHY W. HUFFINE** (Grantors) and **JESUS DEL CAMPO ALVARADO** (Grantee).

2. That the derivation clause in said Warranty Deed was recorded with typographical error.

3. That the correct derivation clause is as follows:

   Being the same property conveyed to O. L. Huffine by Installment Deed from Life & Casualty Insurance Company of Tennessee of record in Book 917, Page 387, Register's Office for Davidson County, Tennessee.

   Being the same property conveyed to William F. Huffine and wife, Gerry J. Huffine, by Warranty Deed from O. L. Huffine and wife, Daisy Butler Huffine, of record in Book 2644, Page 61, Register's Office for Davidson County, Tennessee. The said William F. Huffine a/k/a Billy F. Huffine died on September 8, 2015 leaving Gerry J. Huffine a/k/a Geraldine Huffine as the surviving tenant by the entirety. The said Geraldine Huffine died on October 22, 2018.

   Being part of the same property conveyed to Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine and Robert B. Huffine, as equal tenants in common, by Executors' Quitclaim Deed from Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine and Robert B. Huffine, Executors of the Estate of Geraldine Huffine (Docket No. 18P-2008, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), filed for record in Instrument No. 20200609-0059156, Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of the within named Grantors.

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

FURTHER, the Affiant sayeth not.

Laura Mitchell, Affiant

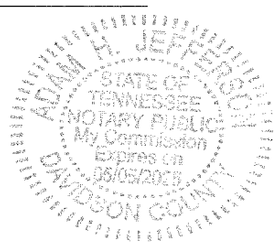
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Laura Mitchell, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25



I, Stephanie Duncan, 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 July 26, 2022 (date of document).

Affiant Signature

Date 7/26/22

State of TN

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY