Karen Johnson Davidson County
Batch# 933565 AFFIDAVIT
10/25/2022 11:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221025-0115644

This Instrument Prepared By and Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, William E. Grones, hereinafter referred to as Affiant, on this the 24th day of October 2022 and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. I am an employee of Rudy Title and Escrow, LLC which is a licensed title insurance agency doing business in the State of Tennessee. In the aforesaid capacity, one of my duties is to engage in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate. In connection with my work I am called upon, from time to time, to prepare and/or review real estate property descriptions.

2. That Warranty Deed of record in Instrument Number 20210729-0102320 in the Register's Office for Davidson County, Tennessee contained an error in the marital status of vesting for the Grantees.

3. That the vesting was incorrectly reflected as:

   Kevin Sheaffer, and unmarried man and John T. Morin, an unmarried man, as Tenants in Common with Right of Survivorship

4. That the vesting should correctly read:

   Kevin Sheaffer and Husband, John T. Morin as Tenants by The Entirety

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

AFFIANT

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William E. Grones, the within named bargainor, 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 24th day of October 2022.

Notary Public

My Commission Expires: 10/02/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

I, William E. Grones, 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 24th October, 2022 (date of document).

Affiant Signature

Date 10/24/2022

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023