This instrument prepared by:
Bell & Alexander Title Services, Inc
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 943082 AFFIDAVIT
11/18/2022 04:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221118-0122854

# AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Brentwood, Williamson County, Tennessee;

2. That on or about the 30th day of November, 2021, my office prepared a Waranty Deed for 2025 Hutton Drive, Nashville, Tennessee 37210, of record in Instrument No. 20211213-0164468, Register's Office for Davidson County, Tennessee, dated November 30th, 2021, recorded December 13th, 2021;

3. The derrivation clause in the body of the Warranty Deed was inadvertently omitted;

4. The intent of recording this document is to delete the derivation clause of said Warranty Deed in it's entirety and replace it with the following:

> "Being the same property conveyed to Gayle Raby by Warranty Deed from Jason M. Poole and wife, Crystal M. Poole dated 05/22/1997, of record in Book 10466, Page 574, Register's Office for Davidson Counrty, Tennessee.
>
> Gayle Raby is one and the same as Claudia Gayle Raby.
>
> The said Claudia Gayle Raby now being deceased. The said Claudia Gayle Raby having died intestate on May 28th, 2021. The estate of Claudia Gayle Raby was probated in the Probate Court of Davidson County, Tennessee, in Case No. 21P1251. Janice Raby was named the Administrator of the Estate. Leaving Janice Raby as her only heir-at-law as evidence by Affidavit of Heirship of record in Instrument number 20211213-0164467 and corrected by Affidavit of Scriveners Error _____."

Further affiants say not.

BENJAMIN SEAMON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of November, 2022.

My Commission expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Michelle Martin
NOTARY PUBLIC

[SEAL]

202211180122854

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/30/2021.

Affiant Signature

11/18/2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202211180122854