Karen Johnson Davidson County
Batch# 957647 AFFIDAVIT
01/04/2023 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230104-0000677

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A. Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20221012-0111750.

2) That the Grantor(s) in said document was Jonathan Joy.

3) That the Grantee(s) in said document was Juanita Trusty.

4) That the date of execution of said document was October 11, 2022.

The real property affected by the said document is municipally known as 3144 Gwynnwood Drive located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Being Lot No. 99 on the Plan of Golden Valley Estate, Section One, of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being a part of the same property conveyed to Jonathan Joy, by virtue of that certain Quit Claim Deed dated April 25, 2022, and being of record at Instrument No. 20220429-0050044, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jennifer Joy and Jonathan Joy, husband and wife, by virtue of that certain Special Warranty Deed dated February 2, 2012, and being of record at Instrument No. 20120216-0013806, in the amount of $55,125.00 in the Register's Office of Davidson County, Tennessee.

For information purposes only: 3144 Gwynnwood Dr., Nashville, TN, 37207

5) That due to scrivener's error or oversight, said document was recorded with the following error: Legal description erroneously omitted Section number

6) That the above mentioned error is corrected to read as follows, instead:

Being Lot No. 99 on the Plan of Golden Valley Estate, Section One, of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

7) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 4 day of January, 2023.

Holly A. Mason

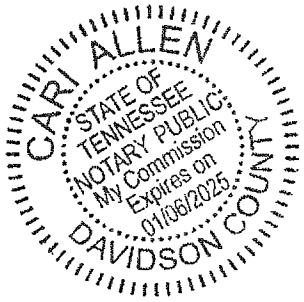
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4 day of **January, 2023**, before me, the undersigned officer, personally appeared **Holly A. Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly A. Mason, 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 January 4, 2023.

Affiant Signature

1/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026