Karen Johnson Davidson County
Batch# 958075 AFFIDAVIT
01/05/2023 11:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230105-0000968

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave, #105
Nashville TN 37203
1-19982

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Robert Gillen as the sole heir at law of Matthew Robert Gillen

GRANTEE: Emily Zimmer and Veronica Sanchez

PROPERTY DESCRIPTION: Lot 19, Block "E", Crittenden Estates, according to survey and plat of same being recorded in Book 974, page 69, Register's Office for Davidson County, Tennessee

ADDRESS: 333 Hickory Street, Madison, Tennessee 37115

Comes Danielle Jones, first being duly sworn, and deposes and says:

1. I am an Authorized Agent for Midtown Title, LLC, 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.

2. I prepared the Warranty Deed to convey the above-described property from Robert Gillen as the sole heir at law of Matthew Robert Gillen ("Grantor") to Emily Zimmer and Veronica Sanchez, Tenants in Common with rights of survivorship, ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on December 8, 2022, and then recorded on December 27, 2022 in Instrument No. 20221227-0132578 in the Register's Office for Davidson County, Tennessee.

3. It has come to my attention that the said Warranty Deed contains a typographical error in that it states the Map-Parcel Number as 096-11-0A-027.00. The reference to Map-Parcel Number 096-11-0A-027.00 is an error as the correct Map-Parcel Number assigned by the Metropolitan Government of Davidson County, Tennessee-Division of Property Assessment is 043-13-0-331.

4. The purpose of this Affidavit is to correct the typographical error in the said Warranty Deed to reflect the Map-Parcel Number as 043-13-0-331.

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

6. Further Affiant sayeth naught.

WITNESS MY HAND on this 5th day of January, 2023.

Danielle Jones

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 Danielle Jones with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2023.

Notary Public

My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/5/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/5/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th **day of** January **,** 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM