Karen Johnson Davidson County
Batch# 970339 AFFIDAVIT
02/13/2023 11:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230213-0010314

Prepared by:
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
File: 1891589

SCRIVENER'S AFFIDAVIT

The undersigned, Liz Davis, as representative of Stewart Title Company Tennessee Division, having personal knowledge of the facts herein stated, hereby swears and affirms the following:

Warranty Deed from **Deanna N Tipler, an unmarried woman,** GRANTOR to **Tonya Simmons, an unmarried woman, and Tyrese T. Hobbs, an unmarried woman** GRANTEE(S) conveyed the parcel of real estate located at: 2133 Gina Lane Hermitage TN 37076

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Tulip Reserve Subdivision, of record in Instrument 20091211-0113296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Deanna N. Tipler, unmarried by Warranty Deed from George Dunn General Contractor, Inc, dated 07/29/2013, of record in Instrument 20130730-0079124, Register's Office for Davidson County, Tennessee.

Said Warranty Deed dated 12/20/**22**02, and recorded on 12/21/2022 recorded in Instrument 20221221-0131736, in the Registers Office of Davidson County, Tennessee, contained a typographical error in the Grantee/New Owner sections. The vesting of Tyrese T. Hobbs is incorrect and the dates throughout the Warranty Deed are incorrect.

The purpose for this affidavit is to correct the typographical error to read:

Tonya Simmons, an unmarried woman and Tyrese T. Hobbs, an unmarried man hereinafter called the GRANTEE(S)

All dates of signatures and conveyance of property including Notary should read December 20th, 2022.

Signed under the penalties of perjury this 13th day of February 2023.

STEWART TITLE COMPANY TENNESSEE DIVISION

By: Liz Davis
Liz Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, **Liz Davis,** with whom I am personally acquainted and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of February 2023

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

Kimberly Rogers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-2-2024

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 2-13-23.

Tracey Trumphour
Affiant
Date: 2-13-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of February, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY