Karen Johnson Davidson County
Batch# 974292 DEEDQC
02/27/2023 08:52:41 AM 1 pg
Fees: $13.00 Taxes: $394.67
20230227-0013463

This Instrument Prepared By and Return to:
Martin Heller Potempa & Sheppard, PLLC
1935 21st Avenue South, Ste. 100
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kate Nyquist**, hereinafter referred to as Affiant, on this **15th** day of **February 2023**, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant is an Attorney at Martin Heller Potempa & Sheppard, PLLC.

2. That Affiant prepared a Quitclaim Deed to transfer certain real property commonly known as 5334 Brick Church Pike, Goodlettsville, TN 37072, from Ronald Thomas Edmunds and Angela Diane Warren to John Daniel Edmunds, Sr., of record in **Instrument No. 20230130-0006651**, Register's Office for Davidson County, Tennessee.

3. Said Quitclaim Deed contained a clerical error as to the consideration amount listed in the Oath of Consideration. The Affiant inadvertently attested that the actual consideration for that transfer was $0.00 on said Deed, which was erroneous.

4. That Affiant makes this affidavit for the purpose of correcting the original Quitclaim Deed's consideration amount as follows:

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $106,666.66

5. 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. Transfer Tax has been remitted to the State of Tennessee accordingly.

Kate Nyquist
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, **Kate Nyquist**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February 2023.

ADAM BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Notary Public
My Commission Expires: 10/2/23