Karen Johnson Davidson County
Batch# 975575 AFFIDAVIT
03/01/2023 12:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230301-0014617

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

# SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Laurence E. Jones a/k/a Larry E. Jones**, hereinafter referred to as Affiant, on this the 7th day of December, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a recorded Quitclaim Deed in **Instrument No. 20210315-0034044** in the Register's Office for Davidson County, Tennessee between **Larry E. Jones and wife, Sharon L. Jones and Larry E. Jones and wife, Sharon L. Jones and Tiffany L. Jones, a married woman** in regards to the property located 5601 Deer Valley Trail, Antioch, Tennessee 37013-4244.

2. That the above-mentioned Quitclaim Deed was recorded with clerical or typographical errors in the legal description (plat of record was referenced incorrectly).

3. That the incorrect legal description was referenced as Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Oak Highlands, First Revision of Phase Three of record in Plat at Instrument No. **20020122-0008584**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. The correct legal **description** should read as Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Oak Highlands, First Revision of Phase Three of record in Plat at Instrument No. **20020122-0008284**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Laurence E. Jones a/k/a Larry E. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Laurence E. Jones a/k/a Larry E. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 28th day of February, 2023

Notary Public

My Commission Expires: 11-3-25

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 28, 2023.

J. Carlton Drumwright

February 28, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 28, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY