Karen Johnson Davidson County
Batch# 984726 AFFIDAVIT
03/27/2023 10:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230327-0022019

This Instrument Prepared By and Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal indebtness for Tennessee tax recording purposes is S-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Gabriel R. Lutz, hereinafter referred to as Affiant, on this the 27th day of March, 2023 and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. I am an employee of Rudy Title and Escrow, LLC which is a licensed title insurance agency doing business in the State of Tennessee. In the aforesaid capacity, one of my duties is to engage in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate.

2. That Warranty Deed of record in Book 9987, Page 139 in the Register's Office for Davidson County, Tennessee contained an error in the spelling of one of the Grantee's names.

3. That one of the Grantee's names was incorrectly referenced as Huynh Hien Thi.

4. That the said Grantee's name should correctly be referenced as Hien Thi Huynh.

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.

FURTHER, the Affiant sayeth not.

AFFIANT

State of ~~Tennessee~~ -- New York
County of ~~Davidson~~ ---- Clinton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Gabriel R. Lutz, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March 2023.

Notary Public

My Commission Expires: 11/07/2026

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

I, Gabriel R. Lutz, 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 03/27/2023 (date of document).

Affiant Signature

Date 03/27/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 27th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026