This Instrument Prepared By and Please Return To:
Rudy Title & Escrow, LLC
2012 21st Ave S.
Nashville, TN, 37212

Karen Johnson Davidson County
Batch# 999639 AFFIDAVIT
05/04/2023 01:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230504-0033278

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson,** hereinafter referred to as Affiant, on this the 4th day of May, 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. That a Warranty Deed was executed on April 12th, 2023, with Kyle Sunderlin and Kristen Sunderlin, husband and wife, as Grantors, and Derek Manous, a single man, and Michael Manous and Rhonda Manous, a married couple, as tenants in common with right of survivorship, as Grantees, and recorded on April 13th, 2023, in **Instrument No. 20230413-0027323,** in the Register's Office for Davidson County, Tennessee for the property commonly known as **509 Lemont Drive, Nashville, TN, 37216,** conveying certain real property described therein.

2. That the above-mentioned Warranty Deed was recorded with a typographical error in the legal description, with the sentence where the typographical error was located being correctly listed as follows:

   Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Section XI, Gra-Mar Acres, of record in Plat Book 2663, Page 113, Register's Office for said County, described as follows:

   Beginning at a point in the West margin of Lemont Drive at the corner of Lots Nos. 311 and 312; thence with the line between said lots, Westerly 250 feet to a point; thence Northerly 170 feet to the South margin of Broadmoor Drive; thence with the margin of said Drive, Easterly 225 feet to the beginning of a curve; thence around said curve, Southeasterly 39.27 feet to the West margin of Lemont Drive; thence with the margin of said Drive, Southerly 145 feet to the point of beginning.

3. That a Warranty Deed was executed on August 2nd, 2019, with Chad A. Starkey as Grantor and Kyle Sunderlin and Kristen Sunderlin, husband and wife, as Grantees, and recorded on August 7th, 2019, in **Instrument No. 20190807-0078723**, in the Register's Office for Davidson County, Tennessee, for the same property, **509 Lemont Drive, Nashville, TN, 37216,** and also conveying the certain real property described therein, and also with the same typographical error.

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrections for **509 Lemont Drive, Nashville, TN, 37216** be deemed to have been included in the original Warranty Deeds, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

I, Margaret Means, 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 May 4, 2023 (date of document).

Affiant Signature

Date 5-4-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM