Karen Johnson Davidson County
Batch# 1007509 AFFIDAVIT
05/25/2023 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230525-0039473

Prepared by:
Signature Title Services, LLC
1517 Hunt Club Blvd. Suite 200
Gallatin, TN 37066
ST23-37220-1057

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Rutherford)

The undersigned, **Katie Smith**, being first duly sworn, deposes and makes oath as follows:

I caused to be recorded, in the scope of my employment, the following document:

Warranty Deed dated June 30, 2020, from Michelle Mooney, unmarried, to Melvin Richardson, an unmarried man, recorded July 7, 2020 as Instrument No. 20200707-0073222, Register's Office for Davdison County, Tennessee.

Due to an inadvertent clerical error, the reference to the previous deed of reocord as recited in the derivation clause was incorrect, The correct Derivation Clause should read as follows:

Being the same property conveyed to Patricia Mooney and Michelle Mooney as tenants in common with right of survivorship by Warranty Deed From Tamara Ann Denyes, Keith Alan Schwarz, and Kevin Wayne Schwarz, of record as Instrument No. 20120725-0065210, Register's Office for Davidson County, Tennessee. The said Patricia Mooney having since died on October 2, 2014, title now vests solely in Michelle Mooney as surviving tenant in common with right of survivorship.

Therefore, in order to comply with the intentions of the parties to said instrument, the Derivation Clause is hereby corrected and the document amended to reflect said corrected Derivation Clause.

Witness my hand this 23 day of May, 2023.

Affiant: **Katie Smith**

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, **Katie Smith**, the within Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 23 day of May, 2023.

Notary Public

My commission expires: 11-17-24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/23/23 (date of document).

Jennifer Russell

Affiant Signature

5/25/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

