Karen Johnson Davidson County
Batch# 1012297 AFFIDAVIT
06/07/2023 11:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230607-0043282

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 $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF NEW YORK
COUNTY OF CLINTON

Comes now, Gabriel R. Lutz, 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. 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. In connection with my work I am called upon, from time to time, to prepare and/or review real estate property descriptions.

2. That Warranty Deed of record in Instrument Number 20230320-0019904 in the Register's Office for Davidson County, Tennessee contained an error in the marital status of one of the Grantee's, Donald Brant.

3. That the said Warranty Deed incorrectly referenced Donald Brant as unmarried.

4. That the said Warranty Deed should correctly reference Donald Brant as married.

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 NEW YORK
COUNTY OF 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 4th day of May 2023.

Notary Public

My Commission Expires:

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

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 **05/04/2023** (date of document).

Affiant Signature

Date **05/04/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **04** day of **May**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027