Karen Johnson Davidson County
Batch# 1023491 DEEDWARR
07/07/2023 08 18 58 AM 1 pg
Fees $13 00 Taxes $129 50
20230707-0051826

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Property Address:
Map/Parcel – 131080J00100CO
1140 Granny White Court
Nashville, TN 37204

SCRIVENER'S AFFIDAVIT

WHEREAS, on March 20, 2023, ESQUIRE TITLE and ESCROW, INC. prepared a Warranty Deed wherein William Franklin Baird and Leigh Ann Baird conveyed real property to Christina Mattheessen and Brent Mattheessen, wife and husband with said Warranty Deed having been recorded in Instrument No. 20230321-0020263, Register's Office for Davidson County, and;

WHEREAS, by Scrivener's error the Consideration or Value and/or sales price was erroneously typed as $1,115,000 00. The correct Consideration or Value and/or sales price should be **$1,150,000.00.**

NOW, therefore this Affidavit is being executed for the express purpose of acknowledging and correcting the Scrivener's error pertaining to the Consideration or Value and/or sales price with said Warranty Deed having been recorded in Instrument No 20230321-0020263, Register's Office for Davidson County, Tennessee and should be inserted as if recorded verbatim therein upon original execution

Signed this **20th** day of **June, 2023.**

Esquire Title and Escrow, Inc.

BY: _____
I. Dyke Tatum, President

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **President of Esquire Title and Escrow, Inc**. the within named bargainor, and that he as such **President**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **20th** day of **June 2023.**

_____
Theresa L. Smith Notary Public

My Commission expires: 9/7/2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Prepared By:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD. STE. 200
NASHVILLE, TN 37215