Karen Johnson Davidson County
Batch# 1045031 AFFIDAVIT
08/31/2023 03:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230831-0068467

Instrument Prepared By:
Kathleen Hale McClellan, Esq.
Hale and Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Kathleen Hale McClellan, attorney and authorized agent of Hale Title and Escrow, LLC, swears and affirms under oath the following:

1. Hale Title and Escrow, LLC, prepared the following legal document which was recorded in the public records:

   A *Warranty Deed* of record in Instrument No. 20230804-0060468, Register's Office for Davidson County, Tennessee.

2. That the document contains a scrivener's error within the Grantor's name in the first paragraph on page 1, as a "t" was missing in the name "Christine". The scrivener's error is in bold type as follows:

   "...Bruce Manning Bowman, Sole Devisee under the Last Will and Testament of Christine Luther Bowman and Executor of the Estate of Chrisine Luther Bowman, Davidson County Circuit Court, Probate Case No. 23P805, hereinafter called the GRANTOR..."

3. The correct spelling of the Grantor's name is in bold type as follows:

   "...Bruce Manning Bowman, Sole Devisee under the Last Will and Testament of Christine Luther Bowman and Executor of the Estate of Christine Luther Bowman, Davidson County Circuit Court, Probate Case No. 23P805, hereinafter called the GRANTOR..."

4. I know that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said legal instrument.

FURTHER AFFIANT SAYS NOT.

Kathleen Hale McClellan, Attorney and Authorized Agent
HALE TITLE AND ESCROW, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Kathleen Hale McClellan, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be an attorney and agent authorized to execute the foregoing Affidavit on behalf of Hale Title and Escrow, LLC, and whose name is subscribed in the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purpose therein contained.

IN WITNESS THEREOF, I hereunto set my hand and official seal this 31 day of August, 2023.

My Commission Expires: _____

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Notary Public

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/31/2023.

Date

Affiant Signature

8/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of August, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

