Karen Johnson Davidson County
Batch # 1089595 AFFIDAVIT
01/08/2024 03:23:52 PM 1 pg
Fees: $12.00 Taxes: $0.00
20240108-0001622

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **JOHN GLEAVES**, hereinafter referred to as Affiant, on this 2nd day of January, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC.

2. That Affiant assisted in the recordation of the Warranty Deed of record in **Instrument Number 20231222-0098845, Registers' Office for Davidson County, Tennessee** by and between **XHEMAL RROSHI, A MARRIED MAN** as Grantor and **Danie May Doroteo, unmarried** as Grantee.

3. Said Warranty was recorded with a typographical error in the first paragraph of the legal description, in which the property is listed as being in ROBERTSON County in error.

4. That Affiant makes this affidavit for the purpose of correcting the first paragraph of the Legal Description on page one of the Warranty Deed to read as follows:
Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5. 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

John Gleaves, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John Gleaves, the within named Affiant, 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 2nd day of January, 2024

Notary Public

DANIE DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

My Commission Expires: 7/9/24