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Karen Johnson
Batch # 1099097
02/08/2024 08:47:11 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240208-0008838

Property Address:
Map/Parcel - 117130B1000CO
407 Hyde Park
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, on 19th day of January 2024, ESQUIRE TITLE and ESCROW, INC. prepared a Warranty Deed wherein Brian Rippee, Successor Trustee of The Rippee Tennessee Community Property Trust dated May 18, 2017 conveyed real property to Chad M. Grout and Jennifer S. Grout, husband and wife, in the principal amount of $1,150,000.00 with said Warranty Deed having been recorded in Instrument No. 20240125-0004890, Register's Office for Davidson County, Tennessee and;

WHEREAS, by Scrivener's error the name Michael Coleman was inadvertently added in the address of the new owners' box. The new owners are **Chad M. Grout and Jennifer S. Grout.**

NOW, therefore this Affidavit is being executed for the express purpose of acknowledging and correcting the Scrivener's error pertaining to the address of new owners' box on the Warranty Deed. The new owners are Chad M. Grout and Jennifer S. Grout and should be inserted as if recorded verbatim therein upon original execution.

Signed this **6th day of February, 2024.**

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 **6th day of February, 2024.**

_____
Theresa L. Smith Notary Public

My Commission expires: 9/7/2026

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

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON