Karen Johnson
Batch # 1103455
02/22/2024 09:29:23 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240222-0012110

THIS INSTRUMENT WAS PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared Daniel Heard, Attorney, who is known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That American Title & Escrow Services, LLC, prepared the following described legal document for recording in the public records:

A Warranty Deed between Brent A. Clifford and Kristen Clifford, husband and wife, GRANTOR, and Dustin Faeder and Amy Faeder, GRANTEE, as of record in Instrument No. 20231219-0097745 in the Register's Office for Davidson County, Tennessee.

2. That the above-described document contains a scrivener's error in the 1st paragraph of Page 1. The scrivener's error is in bold type as follows:

The marital status of the Grantees was inadvertently omitted.

3. That the **correct** wording of the Grantee section of the Deed, is in bold type as follows:

"Dustin Faeder and Amy Faeder, husband and wife"

4. That he knows of his own personal knowledge that correction of this scrivener's affidavit 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 instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 21st day of February, 2024.

American Title & Escrow Services, LLC

By: _____
Daniel Heard
Its: Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer authorized to execute the foregoing Affidavit on behalf of American Title & Escrow Services, LLC, a Tennessee limited liability company, and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 21st day of February, 2024.

My Commission Expires: 1/26/25

_____
Notary Public

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025