Karen Johnson Davidson County
Batch# 1104770 AFFIDAVIT
02/26/2024 02:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240226-0012970

This Instrument Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Derivation is incorrect in Quitclaim Deed
from Jackie Johnson, unmarried, and David Johanson, married
to Angel Johanson f/k/a Agapito Cordova Becerra of record in
Instrument No. 20220429-0049783, Register's Office for
Davidson County, Tennessee
Map/Parcel #150030205900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Patricia Nicholls, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 28th day of April, 2022, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property derivations.

Recorded in Instrument No. 20220429-0049783, in the Register's Office for Davidson County, Tennessee, is a Quitclaim Deed purporting to describe the derivation for certain real property that was executed by Jackie Johnson, unmarried, and David Johanson, married, as GRANTORS, to Angel Johanson /k/a Agapito Cordova Becerra, as GRANTEES.

The foregoing instrument contains a scrivener's error in the derivation in that it did not contain information as to Lonnie Johnson. This error was unintentional. The correct and proper derivation which should appear in the Quitclaim Deed of record in Instrument No. 20220429-0049783, said Register's Office, is as follows:

Being the same property conveyed to Agapito Cordova Becerra, Jackie Johnson, and David Johanson, by Quitclaim Deed from Jackie Johnson, Juan Calo Ramos, David Johanson, dated October 10, 2012, of record in Instrument No. 20121031-0100005, see also Quitclaim Deed of record in Instrument No. 20110725-0056867 and Warranty Deed of record in Instrument No. 20070417-0045560, Register's Office for said County. The said Lonnie Millard Johnson died April 7, 2009.

This Affidavit is made of my personal knowledge to correct the error described above.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

EXECUTED on this 26th day of February, 2024.

(AFFIANT) – Patricia Nicholls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of February, 2024, as being executed by Patricia Nicholls.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Patricia Nicholls, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 26th day of February, 2024.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 February 26, 2024.

(AFFIANT) – Julia Wyatt

February 26, 2024
Date

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 26, 2024.

My commission expires: 7/7/27

Notary Public