Karen Johnson Davidson County
Batch# 1105282 AFFIDAVIT
02/28/2024 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240228-0013637

This instrument prepared by:
Tennessee Title Services, LLC
112 Center Ct
Clarksville TN 37040

State of Tennessee
County of Wilson

Scrivener's Affidavit
(Reference to Scrivener's Affidavit of record in Instrument Number 20191219-0131326 and in 20240206-00008378, DCROD)

Comes now Tennessee Title Services, LLC, by and through its authorized agent, and states on oath:

That Tennessee Title Services, LLC, prepared in part a certain Scrivener's Affidavit dated December 18, 2019, wherein a correction was made to the Quitclaim Deed of record with DCROD that corrected the Tax ID, as well as an error in the Quitclaim Deed wherein Robinson Developments, LP (grantors), signed as Member, and not Partner. The related Scriveners of record in in 20191219-0131326 only reference the tax id number, in relation to the original Quitclaim Deed, conveying that certain interest to Michael Robinson and wife, Melissa Robinson (grantees).

1. That said Scrivener's Affidavit was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument Number 20191219-0131326 and again in 20240206-00008378, on December 19th, 2019 and February 6, 2024 respectively.

2. That the information set forth in said original quitclaim deed (Of record in Inst No. 20191112-0116414, RODTN) and corresponding Scrivener's Affidavit(s) by scrivener's error, listed the incorrect Grantors authority in the notary acknowledgement and signature line on page 2 of the Scrivener's referring to the Grantors name as Michael Robinson, Member on the Scriveners of record on the Instrument Number 20191112-0116414 and 20240206-00008378.

3. That the correct Grantors name of Record as the seller is **Robinson Developments, LP, Michael Robinson, Partner** to be corrected in regards to the reference the Quitclaim Deed of Record in Instrument Number 20191112-0116414 from the Scrivener's Affidavit of record in Instrument Number 20191219-0131326 and 20240206-00008378, DCROD.

4. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Tennessee Title Services, LLC

By: _____
Julia Hirt

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julia Hirt, with whom I am personally acquainted, who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is a closing agent of Tennessee Title Services, LLC and that he/she is authorized to execute this instrument on behalf of Tennessee Title Services, LLC.

Witness my hand and official seal at Clarksville, Tennessee, on this the 27th day of February, 2024.

_____
Notary Public
My commission expires: October 25, 2026



Tennessee Certification of Electronic Document

I, George Mudter, 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 2/27/24 (date of document).

Affiant Signature

2/27/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of Feb., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

