State of Tennessee
County of Dickson

Karen Johnson Davidson County
Batch# 1106476 AFFIDAVIT
03/01/2024 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014312

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20220406-0040098 and Warranty Deed of Correction in Instrument No. 20220510-0053489, DCROD)

Comes now Realty Title and Escrow Company, Inc., with offices located at 5111 Maryland Way, Suite 101, Brentwood, TN, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated March 30, 2022, as corrected by Warranty Deed of Correction dated April 28, 2022, wherein Brian Duke Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011, conveyed to Nicole Diruhi Fedorchek, Trustee of The Fedorchek Family Trust, U/A dated November 10, 2018, certain real property located at 2310 Elliott Ave, Unit 214, Nashville, TN 37204;
2. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20220406-0040098, on April 6, 2022, and said Warranty Deed of Correction was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20220510-0053489, on May 10, 2022;
3. That a portion of the name of the Grantee, by scrivener's error, is omitted from both instruments;
4. That the proper listing of the Grantee's name, which name is hereby corrected in both instruments, is as follows:

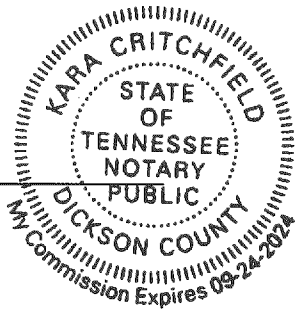
   Nicole Diruhi Fedorchek, Trustee of The Fedorchek Family Living Trust, U/A dated November 10, 2018

5. 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.

Realty Title & Escrow Company, Inc.

By: _____
Aric D. Hinson
Senior Attorney

Subscribed and sworn to before me the undersigned on this 2nd day of February, 2024.



Notary Public

My commission expires: _____

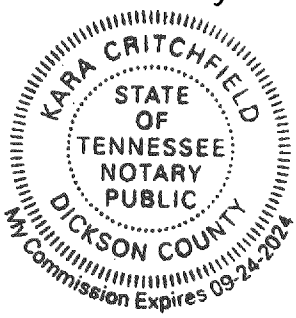
State of Tennessee
County of Dickson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aric D. Hinson, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sr. Attorney for Realty Title & Escrow Company, Inc., and that he is authorized to execute this instrument on behalf of Realty Title & Escrow Company, Inc.

Witness my hand and seal at Dickson, Tennessee, this 2nd day of February, 2024.

Notary Public

My commission expires: 09/24/2024



This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

#05-03761

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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, FEBRUARY 2024.

Custodian's Signature — 03/01/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 1ST day of MARCH 2024.

Notary Public

MY COMMISSION EXPIRES:

