Karen Johnson Davidson County
Batch# 1116593 AFFIDAVIT
03/28/2024 04:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240328-0021863

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

SCRIVENER'S AFFIDAVIT

RE: Correction of Grantor's Name on Warranty Deeds
from The Estate of Wilma June Roberts to Alan Maxson and wife, Marcia Maxson
of record in Instrument No. 20100401-0024591 and Instrument No. 20100615-0046372,
Register's Office for Davidson County, Tennessee.
Map #08415013400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Karen H. Suggs, 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 31st day of March, 2010, and on the 14th day of June, 2010, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Warranty 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 documents.

Recorded in Instrument No. 20100401-0024591 in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by The Estate of Wilma June Roberts, as GRANTORS, to Alan Maxson and wife, Marcia Maxson, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the Grantor's name was incomplete on said Warranty Deed. This error was unintentional. The correct and proper GRANTOR'S name which should appear in the Warranty Deed of record in Instrument No. 20100401-0024591, said Register's Office, is as follows:

Grady Scott Roberts, Sole Devisee Under The Will of Wilma June Roberts

Recorded in Instrument No. 20100615-0046372 in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by The Estate of Wilma June Roberts, as GRANTORS, to Alan Maxson and wife, Marcia Maxson, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the Grantor's name was incomplete on said Warranty Deed. This error was unintentional. The correct and proper GRANTOR'S name which should appear in the Warranty Deed of record in Instrument No. 20100615-0046372, said Register's Office, is as follows:

Grady Scott Roberts, Sole Devisee Under The Will of Wilma June Roberts

This Affidavit is made of my personal knowledge to correct the errors described above. The undersigned certifies under penalty of perjury that the foregoing is true and correct.

EXECUTED on this 25th day of March, 2024.

(AFFIANT) – Karen H. Suggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2024, as being executed by Karen H. Suggs.

My commission expires: 1/24/28

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Karen H. Suggs, 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 she executed the same as her free act and deed.

Witness my hand and official seal this 25th day of March, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
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 March 28, 2024.

(AFFIANT) – Julia Wyatt

03/28/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of March, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY