This Instrument Prepared By
And after recording return to:
Blake Garner, Attorney
Trinity Title LLC
401 W. Main Street #200
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1117248 AFFIDAVIT
04/02/2024 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240402-0022844

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Comes now, Aimee Cain for Trinity Title LLC, whose address is 401 W Main Street Ste 200 Murfreesboro, and would state as follows:

Recorded in Instrument Number 20220719-0082356, in the Register's Office of Davidson County, Tennessee, is a Warranty Deed dated July 15, 2022, from Morris Jones and wife, Cynthia Jones, Grantees to Alan Jay Popoff and Ande Jo Popoff, Husband and Wife, Grantors.

The above referenced document had the following scrivener's errors:

The Map and Parcel on the Warranty Deed was 050-04-0-012.00. This is incorrect and the error was unintentional. The correct Map and Parcel is 050-04-0-011.00b

The derivation clause referenced the incorrect Instrument Number for the Scrivener's Affidavit of Correction. The error was unintentional. The correct derivation clause should read: Being part of the same property conveyed to Morris Jones and wife, Cynthia Jones by Warranty Deed from Mildred Virginia Sparks and James Harold Vaughn, dated 10/15/1996 and recorded 10/21/1996 in Book 10231, page 992 and Scrivener's Affidavit of Correction of record in Instrument Number 20220628-0074505 in the Register's Office for Davidson County, Tennessee.

The Warranty Deed contains a scrivener's error with the property address. This error was unintentional. The correct address is known as 1050 Due West Avenue N Madison, TN 37155.

FURTHER AFFIANT SAITH NOT.

EXECUTED this 1st day of April, 2024

Aimee Cain

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Affiant, **Aimee Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this 1st day of April, 2024.

NOTARY PUBLIC

5·18·2024

My Commission Expires

Re: Map/Parcel: 050-04-0-011.00

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Certificate of Authenticity

I, Aimee Cain, 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 April 1st, 2024.

Date

Aimee Cain

Affiant Signature

April 2nd, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of April, 2024.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024