Prepared by & Return to:
Venikkia Cunningham
P. O. Box 1491
Hendersonville, TN 37077

615-208-6681

Karen Johnson Davidson County
Batch# 1136015 AFFIDAVIT
05/16/2024 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240516-0036364

AFFIDAVIT OF SCRIVENER'S ERROR

in

Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF SUMNER

Comes now, Venikkia Cunningham, a principal, or employee, of Ready Now Title Services, LLC, and avers as follows:

1) That the document containing the error is the Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20231027-0084241.

2) That the Grantor(s) in said document was Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee nonprofit corporation.

3) That the Grantee(s) in said document was Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee nonprofit corporation, and Keith Mason and wife, Nichole Mason

4) That the date of execution of said document was 10/27/2023.

5) The real property affected by the said document is municipally known as 421 E Due West Avenue, located in the city/town of Nashville, Davidson County, Tennessee.

6) That due to scrivener's error or oversight, said document was recorded with the following error in the legal description:

Property Owner: Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee nonprofit corporation, and Kevin Mason and wife, Nichole Mason

7) That the above-mentioned error is corrected to replace the erroneous property owner name on in said document with the following:

Property Owner: Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee nonprofit corporation, and Keith Mason and wife, Nichole Mason

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 14th day of May, 2024.

Venikkia Cunningham

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 14th day of May, 2024, before me, the undersigned officer, personally appeared Venikkia Cunningham known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 3/19/2025

TARITA M. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Drusilla Bryant, 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 5-16-24.

Drusilla Bryant
Affiant Signature

5-16-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of May, 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VERNIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026