Karen Johnson Davidson County
Batch# 1143931 AFFIDAVIT
06/06/2024 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240606-0042386

THIS INSTRUMENT PREPARED BY:
Gerald G. Patterson
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

38172

SCRIVENER'S AFFIDAVIT
CORRECTING WARRANTY DEED

WHEREAS, the undersigned prepared a certain warranty deed (the "Deed") dated May 31, 2024, and executed by Suzanne Sims Haizlip and Wilson Sims, Jr., as equal tenants in common (the "Grantor"), conveying title to certain real property known as 22 Foxhall Close, Nashville, Tennessee, 37215 (hereinafter referred to as the "Property") to Thomas Gallagher and Kae Gallagher, husband and wife, of record in Instrument No. 20240603-0041340, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, through inadvertence and mistake, the next-to-last paragraph of the derivation clause contained in the legal description of the Property as set forth on Exhibit "A" to the Deed failed to reference the recording of a certain Scrivener's Affidavit Correcting Acknowledgment in Quitclaim Deed by Substituting Replacement Acknowledgment (the "Scrivener's Affidavit") of record in Instrument No. 20240530-0040192, Register's Office for Davidson County, Tennessee, thereby correcting the name of one of the grantors as set forth in one of the acknowledgments contained in a previous quitclaim deed in the chain of title relative to the Property; and

WHEREAS, this Affidavit is being recorded for the purpose of adding to the next-to-last paragraph of the derivation clause of the legal description set forth on Exhibit "A" to the Deed a reference to the recorded Scrivener's Affidavit.

NOW, THEREFORE, comes Gerald G. Patterson, a resident of Davidson County, Tennessee, hereinafter referred to as "Affiant" being duly sworn according to law, who states as follows:

That Affiant prepared Exhibit "A" to the Deed; that Exhibit "A" to the Deed failed to include a reference to the recorded Scrivener's Affidavit; and that, therefore, the Deed is hereby corrected by having the additional language set forth below added at the end of the next-to-last paragraph of the derivation clause set forth on Exhibit "A" to the Deed, immediately following "May 26, 2021":

", said Quitclaim Deed having been corrected by Scrivener's Affidavit of record in Instrument No. 20240530-0040192, Register's Office for Davidson County, Tennessee."

FURTHER AFFIANT SAYETH NOT.

Executed at Nashville, Tennessee, this the 5th day of June, 2024.

GERALD G. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of June, 2024.

NOTARY PUBLIC

My commission expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named GERALD G. PATTERSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 5th day of June, 2024.

NOTARY PUBLIC

My commission expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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 6/5/24 (date of document).

Affiant Signature

6/5/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of June, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

