Karen Johnson
Batch # 1165694
08/02/2024 10:28:26 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240802-0058783

THIS INSTRUMENT PREPARED BY/RETURN TO:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Quitclaim Deed of record in Instrument No. 20240716-0053329
Register's Office for Davidson County, Tennessee.)

I, Hillary Monroe Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Quitclaim Deed executed by Dan Eaton, as Authorized Agent for Affordable Housing Resources, Inc., a Tennessee nonprofit corporation, (as Grantor) to Jonathan L. Patten (as Grantee), of record in Instrument No. 20240716-0053329, Register's Office for Davidson County, Tennessee (hereinafter the "Quitclaim Deed.")

2. Through inadvertence and due to the scrivener's error of Bankers Title & Escrow Corporation, the entity charged with recording the Quitclaim Deed, the Grantee's name was spelled incorrectly. The Grantee's name should have read on the Quitclaim Deed as follows: Johnathan L. Patten.

3. Further, through inadvertence and due to the scrivener's error of Bankers Title & Escrow Corporation, the entity charged with recording the Quitclaim Deed, the name of the second Grantee was omitted from the Quitclaim Deed. Tiarra Patten should have appeared on the Quitclaim Deed as a Grantee.

4. The complete and correct vesting for the Grantees on the Quitclaim Deed should have been as follows: "Johnathan L. Patten and Tiarra Patten, husband and wife."

This is IMPROVED property known as: 212 Café Road, Goodlettsville, TN 37072.

All other matters contained in the Quitclaim Deed remain the same.

FURTHER, Affiant saith not.

Hillary Monroe Smith, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 1st day of August, 2024.

NOTARY PUBLIC

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON