Karen Johnson Davidson County
Batch# 1167517 AFFIDAVIT
08/12/2024 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060637

This instrument prepared by:
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the Grantee on the Warranty Deed with the Register of Deed's office for Davidson County, Tennessee, in the instrument(s) described herein.

Comes now Linzie Hahn, deposes and says:

1. That I am a Processor for Signature Title Services, a title insurance agency and settlement service closing provider located in Davidson County, Tennessee.

2. That on or about May 23, 2023, a certain Warranty Deed mentioned above was recorded via Simplifile, an e-recording software for Elizabeth L. Self, Unmarried, in Instrument No: 20230530-0040559, with the Register's Office for Davidson County, Tennessee.

3. Through inadvertence, the legal description was incorrect.

4. The legal should read:

   Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lot No. 34, Maplewood Manor Subdivision, of record in Instrument No. 20180706-0065607, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

   Being the same property conveyed to David J. Rodriguez and Delaney R. Rodriguez, husband and wife, by Warranty Deed from M Squared, LLC, a Tennessee limited liability company, dated February 27, 2019, of record in Instrument No. 20190228-0018465, in the Register's Office for Davidson County, Tennessee.

   BY WAY OF RECITAL: The purpose of this instrument is to correct the legal description of the property intended to be conveyed by that prior deed of

record in Instrument No. 20230530-0040559, Register's Office of Davidson County, Tennessee.

The affidavit is given to correct the said error with the Register of Deed's office for Davidson County, Tennessee.

Further affiant sayeth not.

Linzie Hahn

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Linzie Hahn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of August 2024.

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028

NOTARY PUBLIC
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/08/2024 .

Affiant Signature

8/08/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

