Karen Johnson Davidson County
Batch# 1188469 AFFIDAVIT
10/01/2024 03:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241001-0076153

This Instrument Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of Grantor in Warranty Deed
from Elizabeth G Miller, Trustee of The Elizabeth G. Miller Revocable Living Trust
to Charles E Baker of record in
Instrument Number 202409250074483, Register's Office for
Davidson County, Tennessee
Map/Parcel #075-12-0F-010.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Patricia Nicholls, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 25th day of September, 2024, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument Number 202409250074483, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Elizabeth G Miller, Trustee of The Elizabeth G. Miller Revocable Living Trust, as GRANTOR, to Charles E Baker, as GRANTEE.

The foregoing instrument contains a scrivener's error in that the Grantor is incorrect on said Warranty Deed. This error was unintentional. The correct grantor which should appear in the deed of record in Instrument Number 202409250074483 said Register's Office, is as follows:

Elizabeth G. Miller, Trustee of the Miller Revocable Living Trust dated December 28, 2022

This Affidavit is made of my personal knowledge to correct the error described above.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

EXECUTED on this 1st day of October, 2024.

(AFFIANT) – Patricia Nicholls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1st day of October, 2024, as being executed by Patricia Nicholls.

My commission expires: 7/7/27

Notary Public

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Patricia Nicholls, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 1st day of October, 2024.

My Commission Expires: 7/7/27

Notary Public

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

Certification of Recorded Documents

I, Anita Lester, 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 October 1, 2024.

(AFFIANT) – Anita Lester

October 1, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me October 1, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY