Karen Johnson
Batch # 1189575
10/03/2024 11:30:06 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20241003-0076800

Instrument prepared by:

Advantage Title & Escrow

1321 Murfreesboro Pike, #823
Nashville, TN 37217
679

NOTICE OF CORRECTION OF SCRIVENER'S ERRORS IN THE GRANTORS ON THE FOLLOWING WARRANTY DEED

RE: Correction of including derivation on the Warranty Deed
from John A. Sunkel, unmarried,
to Karen Andrea Harris, Grantee
of record in Instrument No. 20030516-0067095
in the Register office of Davidson County, Tennessee.
Prepared by MTC Title-Tennessee and Advantage Title and Escrow, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Victor Hazelwood, President of Advantage Title and Escrow, Inc., states that he is now and was at the time hereinafter mentioned, acting president of Advantage Title and Escrow, and that on the 14th day of May, 2003, MTC Title-Tennessee and Advantage Title and Escrow, Inc. prepared a certain Warranty Deed, which appears of record as Instrument No. 20030516-0067095, in the Register office of Davidson County, Tennessee; and,

THAT WHEREAS, by inadvertence and mistake, the hereinabove said deed contained the following scrivener's errors by not including legal description of the property on the Warranty Deed

NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, legal description on said Warranty Deed to read as follows:

Being the same property conveyed to John A. Sunkel, unmarried, by deed of record in Book 7540, Page 264, Register's office for Davidson County, Tennessee.

All other matters contained in said **Warranty Deed** remain the same.

President

Victor Hazelwood, President

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Nashville, TN on this 24 day of September, 2024.

Notary Public
commission expires

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026