This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Davidson County
Karen Johnson
AFFIDAVIT
Batch # 1222877
1 pg
01/02/2025 03 09 27 PM
Fees $12 00 Taxes $0 00
20250102-0000371

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall**, hereinafter referred to as Affiant, on this the 31st day of December, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief

1 That Affiant prepared a Warranty Deed of record in **Instrument No. 20241108-0087359, in the Register's Office for Davidson County, Tennessee**, by and between **Richard Block, a married man** (Grantor) and **Francisco Hernandez, an unmarried man** (Grantees).

2 That the legal description in said Warranty Deed was recorded with typographical errors

3 That the correct legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 59-A, Zone Lot Division, Lots No 38 and No 59, Lakeshore Woods, Section 3, as of record in Plat Book 6250, Page 41, amending Plat Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties

FURTHER, the Affiant sayeth not

Kara Wall, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kara Wall, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 31st day of December, 2024

NOTARY PUBLIC

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

My Commission Expires