Instrument prepared by:

Advantage Title & Escrow

1321 MURFREESBORO PIKE, STE 823
Nashville, TN 37217
615-777-2011
~~#7697~~
#17468

Karen Johnson
Batch # 1224944
01/09/2025 01:35:03 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20250109-0002027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No.20040421-0045027, Register's Office for Davidson County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., 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 Advantage Title and Escrow, Inc. prepared a Warranty Deed conveying real property from General Construction Company, Inc., a Tennessee Limited Liability Corporation to Mary Dalton, unmarried, recorded in Instrument No. 20040421-0045027, Register's Office for Davidson County, Tennessee.

2. THAT WHEREAS, by inadvertence and mistake, the hereinabove said Deed contained scrivener's errors in the spelling of the Grantor as follows:

   General Construction Company, Inc., a Tennessee Limited Liability Corporation

3. NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the spelling of the Grantor should read as follows:

   Ransom Park Partners, a Tennessee General Partnership composed of James M. Fischer, Jr., General Construction Co., Inc., and Marion Thurman

4. AND FURTHER WHEREAS, by inadvertence and mistake, the hereinabove said Deed contained the following scrivener's errors in the **Derivation**:

   Being the same property conveyed to General Construction Company, Inc., a Tennessee Corporation, by deed of record in Instrument No. 20030718-0125346, Register's Office for Davidson County, Tennessee.

5. NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the **Derivation** on the Deed should read:

   Being Part of the same property conveyed to **Ransom Park Partners, a Tennessee General Partnership composed of James M. Fischer, Jr., General Construction Co., Inc., and Marion Thurman**, by deed of record in Instrument No. 20030221-0023336, Register's Office for Davidson County, Tennessee. General Construction Company, Inc., a Tennessee Corporation a.k.a. General Construction Co., Inc.

6. AND FURTHER WHEREAS, by inadvertence and mistake, the hereinabove said Deed contained the following scrivener's errors in that the Grantors signature line was incomplete at time of recording:

   General Construction Company, Inc., a Tennessee Corporation

   By:_____
   General Construction Company, Inc., a Tennessee Corporation

7. NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the Grantors signature should read:

Ransom Park Partners, a Tennessee General Partnership

By:_____
General Construction Company, Inc., a Tennessee Corporation, Partner

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

FURTHER, Affiant saith not.

PRESIDENT

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

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 6th day of October, 2024.

Notary Public, commission expires

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026