Karen Johnson Davidson County
Batch# 238676 AFFIDAVIT
06/04/2019 02:00:04 PM 1 pg
Fees: $12.00 Taxes: $0.00
20190604-0053282

This Instrument Prepared By:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072
19-1206TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Cross Reference to:
Instrument No. 20181127-0115399
Davidson County, Tennessee

Oak Tree Creation, LLC
177 Marlin Rd.
White House, TN 37188

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came Beth Turner (the "Affiant") on behalf Lakeside Title & Escrow, LLC who being duly sworn, deposes as states as follows:

1.

Lakeside Title & Escrow, LLC prepared a Warranty Deed for a purchase for property located at 1802 Sherwood Ln., Nashville, TN 37216. The Grantors were Ashleigh Theresa Dial, Roland Dial and Reuben Dally, Grantee was Oak Tree Creation, LLC.

2.

IN ERROR, the Grantors are listed as Heirs of the Estate of Theresa Lutherina Jordan-Dally. The Grantors should have been listed at the Devisees of the Last Will and Testament of Theresa Luthreina Jordan-Dally and the derivation clause should read as follows:

Being the same property conveyed to Theresa L. Jordan Dial by deed from Roland Dial, Jr. dated 3/4/1996, recorded 3/5/1996 in Book 9969, Page 438, said Register's Office. The said Theresa L. Jordan Dial, a/k/a Theresa Lutherina Jordan-Dally, having since died on 1/1/2018. Her devisees per her Last Will and Testament, Case No. 18P-19, Seventh Circuit Court for Davidson County, Tennessee.

3.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

4.

Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Beth Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth Turner with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 17th day of April 2019.

Chasity Petty
Notary Public

Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021