Karen Johnson Davidson County
Batch# 417740 AFFIDAVIT
06/17/2020 03:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200617-0063479

Scrivener's Affidavit of Recorded Warranty Deed & Scrivener's Affidavit

(of record in Instrument Number 20190610-0054990)

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed in which Mukhtar Siddiqi, was stated to be the Grantee;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument Number 20190610-0054990, on June 10, 2019;
3. That said Warranty Deed was missing the most current derivation clause in its legal description;
4. That Concord Title is hereby with this instrument correcting said Warranty Deed to reflect the most current derivation clause as follows: **"Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty deed from Shannon Kerstetter KNA Shannon Graves, a single woman, of record in Instrument Number 20190610-0054989, Register's Office for Davidson County, Tennessee dated June 7, 2019 and recorded on June 10, 2019."**
5. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Concord Title

By: _____

Its: Attorney

Witness my hand this, 10th day of June, 2020.

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

_____

Notary Public

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/7/22

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

True Copy Certification

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY