Karen Johnson Davidson County
Batch# 470783 AFFIDAVIT
09/04/2020 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200904-0101236

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100
File Number: 224076

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

STATE OF Tennessee

COUNTY OF Davidson

To the Clerk:

PLEASE CROSS REFERENCE TO:
Warranty deed recorded as instrument no. 20160602-0055729, Register's Office for Davidson County, Tennessee

SCRIVENER'S AFFIDAVIT

RE: Address: 2968 Harbor Lights Drive, Nashville, TN 37217
Map/Parcel: 136-05-0A-026.00-co

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Bayview Estates, Phase One, First Revision (a Planned Unit Development) of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Barbas and Kileyanne Barbas, husband and wife by Warranty deed from Kenneth David Walston, II and wife, Lindsey Jill Walston of record in Instrument No. 20160602-0055729 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

Being also known as 2968 Harbor Lights Drive, Nashville, Tennessee 37217.

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Before me, the undersigned attesting, came the undersigned deponent who, being duly sworn, deposes and says on oath that this affidavit relates to the property of the owner described above. Deponent makes the following statements under oath as being relevant and material to the ownership of said property:

1. That the deponent prepared the Warranty Deed from Kenneth David Walston, II and wife, Lindsey Jill Walston, dated May 27, 2016, recorded as instrument number 20160602-0055729, Register's Office for Davidson County, Tennessee;

2. That in the deed set forth there appeared a scrivener's error. The Deed references the Lot as **Lot 27**, the correct reference is **Lot 26.**

4. That the intent of the parties and of the undersigned was to correctly prepare for execution by the proper parties the Warranty Deed set forth, for the property described in the Caption hereof.

This affidavit is made for the protection and benefit of the grantees in said deeds, their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That deponent will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts herein set forth.

This Affidavit is made with the understanding that it will be relied upon by a title insurance corporation in the issuance of a policy of title insurance. This Affidavit is also made for the purpose of showing facts affecting title to land pursuant to Tennessee Code Title 66. Property § 66-24-101.

FURTHER DEPONENT SAYETH NOT, dated this 14th day of August, 2020.

Angie Lawless- Deponent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 14TH day of AUGUST, 2020, by _____.

NOTARY PUBLIC

Print Name: ANNE MARIE CHANDLER

My Commission Expires:
9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022