Scrivener's Affidavit of Recorded Warranty Deed

(of record in Instrument Number 20170927-0099049)

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 Satish Voona and wife Gayatri Voona, 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 20170927-0099049, on September 27, 2017;
3. That said Warranty Deed had the incorrect legal description;
4. That said legal description started with "Land fronting 40 feet on the southerly side of Pennsylvania Avenue. . .";
5. That said legal description should have started with "Land fronting 45 feet on the southerly side of Pennsylvania Avenue. . .";
6. That Concord Title is hereby correcting the Warranty Deed to reflect the correct beginning of the legal description;
7. 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.

Karen Johnson Davidson County
Batch# 488567 AFFIDAVIT
10/02/2020 02:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201002-0114310

Concord Title

By: _____

Its: Attorney

Witness my hand this, 2nd day of October, 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

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3-7-23

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

True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

