Karen Johnson Davidson County
Batch# 558838 AFFIDAVIT
01/22/2021 10:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210122-0009742

This instrument prepared by:
Legends Title Services, LLC.
2494 N. Mt. Juliet Rd., Ste. 300
Mt. Juliet, Tennessee 37122

Scrivener's Affidavit of Deed Preparation

(Reference Deed, Record Instrument No. 20200819-0093166, RODCT)

STATE OF TENNESSEE
COUNTY OF WILSON

Comes now Tammy Lynn Sexton, 2494 N. Mt. Juliet Rd. Ste. 300, Mt. Juliet, TN 37122, and states on oath:

1. That I prepared the Deed dated August 14, 2020 and of record in Instrument No. 20200819-0093166, Register's Office for Davidson County, Tennessee, whereby grantor Smith Dreams, LLC, a Tennessee Limited Liability Company, conveyed certain real property to grantee Joseph Alan Duke;

2. That through inadvertence the Grantor's name was incorrectly stated as Smith Dreams, LLC, a Tennessee and;

3. That the Grantor's name should have been Smith Dreams, LLC a Tennessee Limited Liability Company;

4. That through inadvertence the Grantee's name was incorrectly stated as Joseph Alan Duke and;

5. That the Grantee's name should have been Joseph Alan Duke, an unmarried man;

6. That this affidavit is given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Tammy Lynn Sexton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Tammy Lynn Sexton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 13th day of January 2021.

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

Notary Public

My commission expires:

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731