Karen Johnson Davidson County
Batch# 600517 AFFIDAVIT
03/25/2021 03:40:30 PM 1 pg
Fees: $12.00 Taxes: $0.00
20210325-0039755

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Leah Moore, hereinafter referred to as Affiant, on this the 25 day of March 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Bell Law Settlement Services, LLC.
2. That Affiant prepared a Warranty Deed dated December 22, 2020 and recorded December 29, 2020 in **Instrument 20201229-0154348 in the Register's Office for Davidson County, Tennessee** between **Leona Jane Russell as Conservator for Tammy Russell, an unmarried woman, (Grantor)**, and **Lee Holcolm burke, Jr., (Grantee)** in regards to the property described as follows:

Land in Davidson County, Tennessee, being Unit No. 22 as described according to Exhibit "D" attached to said Master Deed for Rosemonte Townhomes, Phase 1, of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-00598078, Register's Office for said County, to which reference is made for a more complete description.

3. That the above-mentioned Warranty Deed was recorded with an error of Grantee's name(s).
4. That the Grantee should have read **Lee Holcomb Burke, Jr.**
5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Leah Moore
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Leah Moore, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2021.

NOTARY PUBLIC

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

My Commission Expires: 11-8-22

True Copy Certification

I, John A Bell Jr., 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 TN
County of Davidson
Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., 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: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY