Karen Johnson Davidson County
Batch# 612699 AFFIDAVIT
04/12/2021 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210412-0048117

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

#36162

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

(Reference to Warranty Deed of record in Instrument No. 20191017-0106332, Register's Office for Davidson County, Tennessee.)

I, Luke Kellum, Authorized Agent, for Bankers Title and Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title and Escrow Corporation recorded a Warranty Deed that vested title in Grantee, Melanie Farrell, Trustee of the Melanie's Real Estate & Trust Account, LLC, dated 07/19/19, recorded on October 17, 2019 in Instrument No. 20191017-0106332, Register's Office for Davidson County, Tennessee.

2. That the vesting for Grantee was incorrectly shown as Melanie Farrell, Trustee of the Melanie's Real Estate & Trust Account, LLC.

3. That the correct vesting for Grantee on said deed should be:
   Melanie's Real Estate & Trust Account, LLC, a Utah limited liability company ("Grantee")

4. Grantee joins in the execution of this instrument to confirm the accuracy of the foregoing instruments and to confirm that no Trust exists.

All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not.

BY: Luke Kellum, Authorized Agent
Bankers Title and Escrow Corporation

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Kellum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent for Bankers Title and Escrow Corporation, and that as such he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of April 2021.

NOTARY PUBLIC

My Commission Expires: 7-5-21

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

MELANIE'S REAL ESTATE & TRUST ACCOUNT, LLC:

By: _____
Melanie Farrell

Its: Sole Member

STATE OF California
COUNTY OF Orange

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Melanie Farrell,** ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of **Melanie's Real Estate & Trust Account, LLC,** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as its Sole Member.

WITNESS my hand and seal, at office, this 3rd day of April, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 3/29/2024

ZAK ILMUDEEN
COMM. #2325649
Notary Public-California
ORANGE COUNTY
My Comm. Expires Mar 29, 2024

FRS3 FRS3

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

