Karen Johnson Davidson County
Batch# 633156 AFFIDAVIT
05/11/2021 01:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210511-0063400

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, **Brian Mitchell,** hereinafter referred to as Affiant, on this the 10th day of May, 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 Rudy Title & Escrow, LLC.
2. That Affiant prepared a Warranty Deed dated August 10, 2015 and recorded March 21, 2019 in **Instrument Number 20190321-0025546, in the Register's Office for Davidson County, Tennessee** between **Timothy J. Wilson, Jr., married (grantor),** and **Lakehouse Properties, LLC (Grantee)** in regards to the property described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1004 West Grove Townhomes; a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20130325-0029187, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

3. That the above-mentioned Warranty Deed was recorded with an error of Grantee's name(s).

4. That the Grantee should have read **LakeHouse Properties, LLC, a Tennessee limited liability company.**

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.

Brian Mitchell
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Brian Mitchell**, 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 10th day of May, 2021.

Dawn Martin
NOTARY PUBLIC

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY