Karen Johnson Davidson County
Batch# 646535 DEEDWARR
06/01/2021 08:13:30 AM 2 pgs
Fees: $13.00 Taxes: $22.20
20210601-0072618

3826

SCRIVENER'S AFFIDAVIT

THIS INSTRUMENT PREPARED BY:
BENNETT & PRESSLEY, P. C.
2055 N. MT. JULIET ROAD, SUITE 202
MT. JULIET, TN 37122
(615) 758-6886
(615) 288-3595 (FAX)

CORRECTING INSTRUMENT #
20210506-0060998

STATE OF TENNESSEE)

COUNTY OF WILSON)

Comes now the Affiant, Shannon Philbin, a Notary Public in the State of Tennessee, whose address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and would state as follows:

On the 5th day of May, 2021, Lawyer's Escrow Service, Inc. recorded a Warranty Deed. I served as the Notary Public and witnessed and acknowledged the signature of Brian L. Dixon in the Affidavit of Consideration section in said Deed. In completing the notarial acknowledgment, I failed to notice the incorrect sales price.

Said Deed is recorded as Instrument No. 20210506-0060998 in the Register's Office for Davidson County, Tennessee. The Affidavit of Consideration section contains a scrivener's error in that the actual consideration or value amount was incorrect. The actual consideration or value, whichever is greater, for this transfer is $370,900.00. This error was inadvertent and unintentional.

NOW THEREFORE, in order to correct the referenced document, I, Shannon Philbin, do hereby affirm, certify and confirm that this affidavit is made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

EXECUTED this 27 day of May, 2021.

Affiant

Shannon Philbin

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Shannon Philbin who made oath that she has read the foregoing Affidavit and that the statements contained therein are true and correct based upon her knowledge, information and belief. The Affiant further acknowledged that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 27 day of May, 2021.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Notary Public

My Commission Expires:_____

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023