Karen Johnson Davidson County
Batch# 664790 AFFIDAVIT
06/24/2021 03:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210624-0086142

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2055 N. MT. JULIET RD. SUITE 202
MT. JULIET, TN 37122
PHONE: (615) 928-5432

PARCEL ID: 044150E01900CO
CORRECTING WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20191211-0127767, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now S. Nixon Pressley ("Affiant"), and states under oath as follows:

1. I am Secretary and Staff Counsel for Lawyer's Escrow Service, Inc., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122 ("Closing Agent").
2. Closing Agent handled a closing for Nikolas Ryan Shanahan and Chelsea Jayne Shanahan, husband and wife ("Grantee"), and Village Green of Old Hickory, LLC ("Grantor") of a purchase by Grantee and sale by Grantor of real estate consisting of a residential dwelling and lot with address of 2033 Village Park Circle, Old Hickory, Tennessee 37138 (the "Property").
3. In connection with the foregoing transaction, Closing Agent prepared the Warranty Deed conveying the Property from Grantor to Grantee, In the Warranty Deed, Closing Agent made an inadvertent error in that the Property was incorrectly described as being Lot 19 of Phase 1 of Village Green and referencing the plat of record for Phase 1, when in fact the Property is Lot 19 of Phase 3A of Village Green depicted by a different plat of record than that identified in the Warranty Deed.
4. In order to correct the scrivener's error described above, the legal description of the Property contained in the Warranty Deed should be deemed deleted and replaced by the following correct legal description of the Property:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat Village Green Phase 3A, of record in Instrument No. 20180904-0087221, Register' Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to Village Green of Old Hickory, LLC by deed from James R. Yates and wife, Carolyn H. Yates of record in Instrument No. 20160322-0027088, Register's Office for Davidson County, Tennessee.

Now, therefore, in order to correct the referenced Warranty Deed, Affiant does 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 14 day of June, 2021.

S. Nixon Pressley, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named S. Nixon Pressley, who is personally known to me or proved upon satisfactory evidence, and who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 14th day of June, 2021.

My Commission Expires: 01-10-2023

Notary Public

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

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.

My Commission Expires: January 10, 2023

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

Notary Signature