Karen Johnson Davidson County
Batch# 705379 AFFIDAVIT
08/26/2021 11:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210826-0115336

*THIS INSTRUMENT PREPARED BY:*
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

PARCEL ID: 117-11-D-20CO
CORRECTING WARRANTY DEED OF RECORD
AT INSTRUMENT NO. 20040713-0083473,
REGISTER'S OFFICE FOR DAVIDSON COUNTY,
TENNESSEE

## SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Comes now Shannon Philbin ("Affiant"), and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 ("Closing Agent").
2. Under my supervision an employee of Closing Agent prepared documents for consummation of the sale by Eddie E. Camp and wife, Jacques L. Camp ("Grantor") to Robert Fisher Bibb, Jr. ("Grantee") of real estate at 2040 Graybar Lane, Nashville, Davidson County, Tennessee 37215 (the "Property"), which transaction closed July 6, 2004. The conveyance from Grantor to Grantee was by Warranty Deed recorded in Instrument No. 20040713-0083473 in the Register's Office for Davidson County, Tennessee on July 13, 2004 (the "Deed"). The Deed, although containing the statement "Prepared by Michael J. Philbin, P. C." (the "Attorney"), was actually prepared by an employee of Closing Agent using a template approved and authorized by the Attorney, which was affiliated with Closing Agent.
3. The Deed, as prepared, contained a typographical scrivener's error in that the Master Deed in the legal description was referenced as recorded in **Book 6686, Page 186** in the Register's Office for Davidson County, Tennessee, whereas in fact the Master Deed is recorded in **Book 6686, Page 166** in said Register's Office. This Affidavit is for the purpose of correcting this typographical error. Accordingly, in the above-referenced Deed, the reference to the Master Deed as recorded in **Book 6686, Page 186** in said Register's Office should be deemed to be deleted and/or corrected to state the correct recorded location of the Master Deed, which is **Book 6686, Page 166** in said Register's Office"

Now, therefore, in order to correct the referenced Deed, Affiant does hereby affirm, certify, and confirm that this affidavit was 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 25th day of August, 2021.

Shannon Philbin, Affiant

## OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Shannon Philbin, who is personally known to me or proved upon satisfactory evidence, and 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 25th day of August, 2021.

My Commission Expires: _____

_____
Notary Public

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

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 25 day of August, 2021

Ernest D. Bennett, III 8-25-2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 31 day of August, 2021

Mary Gail Porter

Notary's Signature

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

Commission Expires: January 10, 2023