Karen Johnson Davidson County
Batch# 733524 AFFIDAVIT
10/11/2021 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211011-0136206

# SCRIVENER'S AFFIDAVIT

WHEREAS, on November 30, 2017, a Warranty Deed was executed by Ambika Sarki and Phul Sarki, (hereinafter "Grantees"), conveying to Ramey Subba, a married man, certain real property located in Davidson County, Tennessee, said Warranty Deed being recorded on December 1, 2017, as Instrument No. 20171201-0122991, in the Register's Office for Davidson County, Tennessee;

WHEREAS, through mistake and inadvertence, the deed omitted the legal description of the subject property; and

WHEREAS, the property should have included the following legal description, immediately above the derivation clause:

> Being all of Lot No. 200, on the plan of Rivendell Woods Subdivision Phase 4, according to plat and survey appearing of record in Instrument Number 20150724-0072969, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

WHEREAS, the undersigned is an authorized signer and agent for these purposes of Foundation Title and Escrow Series, LLC, which prepared said Warranty Deed.

THEREFORE, the undersigned does hereby correct and amend the subject Warranty Deed by adding the legal description to the deed immediately above the derivation clause.

EXECUTED this 5th day of October, 2021.

Cory Schuyler
CORY SCHUYLER

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named CORY SCHUYLER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 5TH day of OCTOBER, 2021

My commission expires: 4/2/2024

K. Gluba
NOTARY PUBLIC, KGLUBA

K. GLUBA
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

**This Instrument Prepared By:**
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

**When Recorded Return To:**
Foundation Title and Escrow Series
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Certificate of Authenticity

I, Tonya Loftin, 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 **October 5, 2021**.

Date

Tonya Loftin
Affiant Signature

October 7, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of October, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)