Karen Johnson Davidson County
Batch# 756277 AFFIDAVIT
11/16/2021 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152616

This instrument prepared by:
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

# SCRIVENER'S AFFIDAVIT

This Affidavit is being executed for the purpose of correcting the legal description in the recorded Warranty Deed, in the instrument(s) described herein.

Comes now Bradley T. Bald, who, having first been duly sworn according to law, deposes and says:

1. That I am a Attorney for The Row Title & Escrow, a title insurance agency and settlement service closing provider located in Nashville, Davidson County, Tennessee.

2. That on or about May 19, 2021, a certain Warranty Deed was prepared by and between CLEAR BLUE EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY as Grantor to ANDREAS STUART MUELLER AND ANDREW MAXWELL JAMES, AND PANDELIS CHRISTOPHER MARGARONIS, as Grantees recorded June 7, 2021 in Instrument No: 20210607-0075698, in the Register's Office for Davidson County, Tennessee.

3. Through inadvertence, the legal description on the Warranty Deed was missing the complete Subdivision name, and shall be corrected as follows:

   **Land in Davidson County, Tennessee, being Lot(s) 95, as shown on the map entitled College Hill Subdivision, Section 2 of record in Plat Book 2133, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description**

4. The affidavit is given to correct the said error on the Warranty Deed.

[Signature on Following Page]

Further affiant sayeth not.

BRADLEY T. BALD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **BRADLEY T. BALD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November 2021.

NOTARY PUBLIC

My commission expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **11/08/2021** (date of document).

Affiant Signature

**11/08/2021**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

