Karen Johnson Davidson County
Batch# 775589 AFFIDAVIT
12/16/2021 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211216-0166802

THIS INSTRUMENT WAS PREPARED BY:
SETH N. CLINE, ESQ.
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Nashville, TN 37219
615-736-9596
seth@collins.legal

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Eric Hre Thlua 5044 Pebble Creek Drive Antioch, Tennessee 37013	NEW OWNER	149 10 0 053.00

AFFIDAVIT OF SCRIVENER'S ERROR

Instrument No: 20210930-0131611

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Grover C. Collins, an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS**, Collins Legal, PLC, drafted a Warranty Deed for the transfer of real property more commonly known as 5044 Pebble Creek Drive, Antioch, Davidson County, Tennessee 37013, dated the 27th day of September, 2021, and recorded on the 30th day of September, 2021, of record as Instrument No. 20210930-0131611 in the Davidson County, Tennessee Register of Deeds Office (the "Deed");
2. **WHEREAS**, said Deed contains a typographical error which identifies the Grantees as **Eric Hre Thlua and Sui Hnaing, a Married Couple**, in the 1st paragraph, on the 1st page;
3. **THEREFORE**, in order to correct said error in the 1st paragraph, on the 1st page, said paragraph should read as follows:

   FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of September, 2021, the undersigned, **Khua Rung and Mae Si, Husband**

and Wife, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **Eric Hre Thlua, a Married Man**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **Tennessee**, having an address of **5044 Pebble Creek Drive, Antioch, Tennessee 37013**, and more particularly described as follows:

Signed under the penalties of perjury this the 9th day of December, 2021.

COLLINS LEGAL, PLC
BY: Grover C. Collins
ITS: Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Grover C. Collins with who I am personally acquainted, and who upon oath acknowledged himself to be an Attorney of Collins Legal and as such, acknowledged that he is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 9th day of December, 2021.



NOTARY PUBLIC

My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 12/09/2021 (date of document).

Affiant Signature

12/09/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9th day of December, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024