Karen Johnson Davidson County
Batch# 793400 AFFIDAVIT
01/20/2022 10:03:12 AM 1 pg
Fees: $12.00 Taxes: $0.00

20220120-0007641

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Instrument prepared by:
Advantage Title & Escrow
1321 Murfreesboro Pike, #823
Nashville, TN 37217
#15704

NOTICE OF CORRECTION OF SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION ON THE FOLLOWING WARRANTY DEED

RE: Correction of Legal Description on the Warranty Deed
from Lisa A. Rucker F.KA. Lisa A. Sherrill, unmarried, Grantors
to Leonardo Torres Sevaro and Maria Del Socorro Reyes Romero, husband and wife, Grantees
of record in Instrument No. 202107160095671
in the Register office of DAVIDSON County, Tennessee.
Prepared by Advantage Title and Escrow, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Victor Hazelwood, President of Advantage Title and Escrow, states that he is now and was at the time hereinafter mentioned, acting president of Advantage Title and Escrow, and that on the 12th day of July, 2021, Advantage Title and Escrow prepared a certain Warranty Deed, which appears of record as Instrument No. 202107160095671 , in the Register office of DAVIDSON County, Tennessee; and,

THAT WHEREAS, by inadvertence and mistake, the hereinabove said deed contained the following scrivener's errors in the Legal Description on the Warranty Deed:

Land in Davidson County, Tennessee being Lot No. 458 on the plan of Town Village of the County, Section 6, of record in Plat Book 6900, Page 427, said Register's Office.

Said Lot No. 458 fronts 33.95 feet on the easterly side of Huntingboro Court and runs back 117.40 feet on the easterly lot line and 121.10 feet on the westerly lot line to a broken line in the rear which measures a total of 166.71 feet thereon.

NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the Legal Description on the Warranty Deed should read:

Land in Davidson County, Tennessee being Lot No. 458, FINAL Plat of Phase I, SOMERSET (formerly Towne Village of the County, Section Six),as shown on plat of record in Plat Book 6900, Page 690 and 691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Victor Hazelwood, President

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Nashville, TN on this 19th day of January, 2022.

Notary Public
commission expires

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-2022