Karen Johnson Davidson County
Batch# 802868 AFFIDAVIT
02/09/2022 01:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220209-0015107

Scrivener's Affidavit of Recorded Warranty Deed

(of record in Instrument No 20211109-0149194)

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title executed a certain Warranty Deed in which Deborah Smith, was stated to be the Grantor and Music City Holdings, LLC, a Texas limited liability company, was stated to be the Grantee;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No 20211109-0149194 on November 9, 2021;
3. That said Warranty Deed had the incorrect lot number in the legal description referenced and transferred;
4. That said Warranty Deed referenced Lot 113-B, Zone Lot Division, Section 6 Patio Villa.
5. Said Grantor Deborah Smith has not ever owned or inherited lot 113-B that was erroneously referenced in said Warranty Deed.
6. That said Warranty Deed should have referenced Lot 133-B, Zone Lot Division, Section 6 Patio Villa.
7. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers

Concord Title

By: _____

Its: Attorney

Witness my hand this, 2nd day of February, 2022.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

_____

Notary Public

My commission expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Certificate of Authenticity

I, Nick Harris, 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 February 2, 2022.

Affiant Signature

2/2/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of February, 2022

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date