Karen Johnson Davidson County
Batch# 850182 AFFIDAVIT
05/03/2022 03:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220503-0051484

Scrivener's Affidavit of Recorded Warranty Deed

(of record in Instrument No. 20220419-00744785)

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

1. That Concord Title prepared a certain Warranty Deed in which Mary Clark Webb and husband Jimmy Webb, was stated to be the Grantor and Tyler Austin Luster and Allison Elizabeth Luster, were stated to be the Grantees;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No 20220419-0044785 on April 19, 2022;
3. That said Warranty Deed incorrectly referenced Jimmy Webb who is now deceased;
4. That said Warranty Deed should have listed the Grantor as only Mary Clark Webb, unmarried;
5. 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: Authorized Signor

Witness my hand this, 27 day of April, 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 Authorized Signor of Banker's Title and that he is authorized by Concord Title to execute this instrument on its behalf by himself as such Authorized Signor.

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

_____
Notary Public
My commission expires: 3-28-26

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 4/27/2022.

Date

Affiant Signature

4/27/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

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