5090-21

*THIS INSTRUMENT PREPARED BY:*
LAWYER'S ESCROW SERVICE, INC.
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CORRECTING WARRANTY DEED AT
INSTRUMENT NO. 20211215-0165562
Register's Office, Davidson County, TN
PARCEL #: 043 09 0 344.00

Karen Johnson Davidson County
Batch# 854101 AFFIDAVIT
05/12/2022 10:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054587

# SCRIVENER'S AFFIDAVIT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Comes now Shannon Philbin, a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., with business address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and says:

On or about the 10th day of December, 2021, I prepared a Warranty Deed from Franklin Pike Holdings, LLC, a Nevada limited liability company ("Grantor"), conveying certain property as described therein to Michael Crosby, Jr., an unmarried man ("Grantee"). Said Warranty Deed was subsequently on that date executed by Park Mitchell Management, as an authorized member of Grantor, by and through its manager, Matthew Denmark ("Grantor's Authorized Representative"). The Warranty Deed was recorded in the Davidson County Register's Office, at Instrument No. 20211215-0165562. Through inadvertence, the notary acknowledgement for the signature of Grantor's Authorized Representative was an "individual grantor" notary acknowledgement rather than a "corporate grantor" notary acknowledgement. The defective notary acknowledgement was completed and sealed by me. At that time, I was a notary public for the State of Tennessee with commission expiring March 7, 2023. I continue to so serve as a notary public for the State of Tennessee under the same commission expiring March 7, 2023. Due to the above-referenced inadvertent error, the defective notary acknowledgement should be deemed stricken from the Warranty Deed, and the following "corporate grantor" notary acknowledgement should be deemed inserted into the Warranty Deed to correct this inadvertent error:

**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 Matthew Denmark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Manager of Park Mitchell Management, an authorized member of Franklin Pike Holdings, LLC, a Nevada limited liability company, the within named bargainor, and that he as such Manager of such authorized member of said bargainor, being fully authorized so to do, executed the foregoing instrument, by signing for and on behalf of said bargainor, by himself as such Manager of said authorized member of bargainor, with intention of binding said bargainor thereto pursuant to such authorization, and that he did so freely and voluntarily, for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, effective as of December 10, 2021.

Commission Expires: March 7, 2023

**SEAL:**




Shannon Philbin, Notary Public

Now, therefore, in order to correct the referenced document, I, Shannon Philbin, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 4th day of May, 2022

Shannon Philbin, Affiant

**OATH AND ACKNOWLEDGMENT**

Personally appeared before me the within named Shannon Philbin, who is personally known to me or proved upon satisfactory evidence, and who made oath that she has read the foregoing Affidavit and that the statements contained therein are true and correct based upon her knowledge, information and belief. The Affiant further acknowledged that she executed the within described document for the purpose of correcting the scrivener's error therein described.

SUBSCRIBED AND SWORN TO before me this 4th day of May, 2022.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

My Commission Expires: _____

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 4 day of May, 2022.

Ernest D. Bennett, III 5/4/2022

Ernest D. Bennett, III, Affiant

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this the 4 day of May, 2022.

Mary Kristi Porter

Notary's Signature

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: January 10, 2023