THIS INSTRUMENT PREPARED BY:
Andrew J. Suzore, Attorney
Lenders Tile Company
1535 W. Northfield Blvd., Suite 2
Murfreesboro, TN 37129
LTC File 22-000440-529

Karen Johnson Davidson County
Batch# 873282 DEEDWARR
06/16/2022 03:20:30 PM 2 pgs
Fees: $13.00 Taxes: $114.70
20220616-0069239

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20220502-0050887

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Comes now, Andrew Suzore, hereinafter referred to as Affiant, on this 10th day of June, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The Affiant is an Agent of Lenders Title Company, the preparer of a certain Warranty Deed dated April 22, 2022, and recorded May 02, 2022, of record in Instrument Number 20220502-0050887 in the Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed inadvertently and incorrectly states the actual consideration of the transfer as $597,800.00.

3. The Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was created by the preparer of the said Warranty Deed only by inadvertence or mistake, and hereby corrects the Warranty Deed in regards to the actual consideration to read as follows:

   The actual consideration or value, whichever is greater, for this transfer is **$628,800.00.**

Further the Affiant saith not.

Andrew Suzore

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew Suzore, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of June, 2022.

Notary Public
My Commission Expires: 01.08.2024

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 10, 2022.

John Cobb Rochford

June 10, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 10, 2022.

Brooke Sobo

My commission expires: 9/8/25

