Karen Johnson Davidson County
Batch# 878759 AFFIDAVIT
06/27/2022 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0073342

5106

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20220610-0066151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Shannon Philbin ("Affiant"), and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215.
2. In the above capacity I personally supervised the closing for Grantors (further described hereinafter) of a parcel of real estate with address of 4612 Arapaho Ct., Antioch, Davidson County, TN 37013 (city erroneously stated in the Warranty Deed to be "Nashville" instead of "Antioch") (the "Property" and the "Closing"), that included the execution, among other things, of a Warranty Deed from Grantors (listed in the deed as "Randy Hillin 2016 Trust" and "Lisa H. Taylor 2016 Trust"). This Warranty Deed was prepared by me or under my direction and control.
3. The Warranty Deed was erroneous in two respects. First, the correct names of the Grantors should have been "Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust" (Lisa H. Taylor correctly executed the Warranty Deed in her representative capacity of Trustee of each Grantors' trust but was not named as Grantor on the Warranty Deed). Second, the property was identified as improved property located at 4612 Arapaho Ct., Nashville, TN 37013 and the city of the address should have been "Antioch" instead.
4. To correct the foregoing described scrivener's errors, the Warranty Deed should be deemed corrected as follows: (a) the identification therein of Grantors as **"Randy Hillin 2016 Trust and Lisa H. Hillin 2016 Trust"** should be deemed and treated for all purposes as deleted and the correct Grantors inserted therein as being: **"Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust and Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust"**; and (b) on the line identifying the Property by address, the word **"Nashville"** should be deemed and treated for all purposes as deleted and the correct city name of **"Antioch"** inserted therein.

Now, therefore, in order to correct the referenced Warranty Deed, Affiant does 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 22 day of June, 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 herein described.

SUBSCRIBED AND SWORN TO before me this 22 day of June, 2022.

My Commission Expires: 9/21/2024

Notary Public

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby inake 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 22 day of June, 2022.

Ernest D. Bennett, III 6/22/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 22 day of June, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023