Karen Johnson Davidson County
Batch# 888239 AFFIDAVIT
07/13/2022 01:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220713-0080620

Instrument Prepared By:
615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Scrivener's Affidavit
(Reference to Warranty Deed of record in
Instrument No. 20211229-0170990, Davidson County ROD)

Comes now 615 Title, LLC, with offices located at 807 Bradford Ave, Nashville, Tennessee, 37204 by and through its authorized agent, and states on oath:

1. That 615 Title, LLC, prepared a certain WARRANTY DEED dated December 16, 2021, wherein Trillium Investment Partners, LLC, a Tennessee limited liability comapny, conveyed to Scott Jacobsen, unmarried man, interest in real property located at 646 Hadley Village Boulevard, Old Hickory, Tennessee;
2. That said WARRANTY DEED was originally recorded with the Register of Deeds Office for Davidson County, Tennessee, in Instrument No. 20211229-0170990 on December 29, 2021;
3. That the legal description for the subject property to said Warranty Deed, in setting forth the plat Exhibit identification included a typographical error, by virtue of a scrivener's error;
4. That the correct legal description is as follows:

Land in Davidson County, Tennessee, being Unit No. 24 on the Plan of Hadley Village Owner' s Association, Inc. a Horizontal Property Regime with Private Elements of record in Exhibit " B" in the Master Deed at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 and Instrument No. 20201016-0120556 with Scrivener' s Affidavit of record at instrument No. 20200320-0030626, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lyman O. Heidtke and B. Hemanth Kumar, a one-half (1/2) undivided interest each as tenants in common by Warranty deed from Maude Robinson Hopkins and Muriel Robinson of record in Instrument No. 20141014-0094831 Register's Office for Davidson County, Tennessee, dated October 14, 2014 and recorded on October 14, 2014.

That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

615 Title, LLC

By: _____
D. Shayne Adair
Manager

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me the undersigned on this 11th day of July, 2022.

April D Wideman
Notary Public
My commission expires: 3/7/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D. Shayne Adair, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager for 615 Title, LLC, and that he is authorized to execute this instrument on behalf of 615 Title, LLC.

Witness my hand and seal at Franklin, Tennessee, this 11th day of July, 2022.

April D Wideman
Notary Public
My commission expires: 3/7/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/11/22.

D. Shayne Adair

7/11/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 11 day of July, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026