Box 36
(2)

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 35217

Karen Johnson Davidson County
Batch# 888249 AFFIDAVIT
07/13/2022 01:49:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220713-0080635

SCRIVENOR'S AFFIDAVIT
(CORRECTED CERTIFICATE OF NOTARY ACKNOWLEDGMENT)

WHEREAS, on June 24, 2022, **Regent Homes, LLC,** a Tennessee limited liability company (**"Grantor"**) executed a Warranty Deed conveying certain property described therein to **John William Ciatti and Lauren Elena Fischer**, husband and wife **("Grantees")** of record as **Instrument No. 20220627-0073775** in the Register's Office for Davidson County, Tennessee. By Scrivener's Affidavit of record as **Instrument No.** 20220713-0080034, in said Register's Office, the Warranty Deed was corrected to show Grantees' address as 120 Buckfast Lane, Cane Ridge, TN 37013 in the Address New Owner box ; and

WHEREAS, Susannah Daniel, acting as a commissioned Notary Public for the State of Tennessee, acknowledged the signature of Richard W. Sebastian as Affiant on page 1 of said Warranty Deed but left the acknowledgment date blank; and

NOW, THEREFORE, the undersigned does hereby correct said notary acknowledgement form on page 1 of said Warranty Deed, by dating the acknowledgment and substituting in lieu thereof the corrected and executed notary acknowledgement form, as follows:

"STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSACTION IS $425,300.00.

SUSANNAH L. DANIEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2025

Affiant

Subscribed and sworn to me on the 24th day of June, 2022.

Notary Public

My Commission Expires: 5-5-25 "

THAT Affiant makes this Affidavit solely for the purpose of correcting said error contained in the Warranty Deed of record in Instrument No. 20220627-0073775 in Register's Office for Davidson County, Tennessee, and as corrected by Scrivener's Affidavit referenced above, which was a scrivener's error rather than any expression of intent by the parties thereto.

Executed in Nashville, Tennessee, this the 12 day of July, 2022.

Susannah Daniel

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susannah Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 12th day of July, 2022.

NOTARY PUBLIC

My commission expires: 10-02-2023

