Karen Johnson Davidson County
Batch# 888278 AFFIDAVIT
07/13/2022 02:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220713-0080672

State of Tennessee
County of MONTGOMERY

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No 20200312-0027834, DCROD)

Comes now Tennessee Title Service, LLC, by and through its authorized agent, and states on oath:

That Tennessee Title Services, LLC prepared in part a certain Warranty Deed dated March 10th, 2021 wherein Amanda Dean, Trustee of The 706 Seven Mile Court Trust, conveyed certain tract or parcel of land to Trinity Fore, an unmarried woman;

1. That said Warranty Deed was originally recorded with the Register of Deeds of Montgomery County, Tennessee, in Instrument No. 20200312-0027834, on March 12, 2020;

2. That the information set forth in said Warranty Deed, by scrivener's error, did not list the additional plat book 6250, page 185 on the property description of the Warranty Deed.

3. That the addional plat book and page on the property description of the recorded plat book is **Plat Book 6250, Page 180, and legal should now be as "Land in Davidson County, Tennessee, being Lot No. 40A on the Plan of Zone Lot Division Lot Nos. 37, 39 and 40, Phase II, Valley View Terrace of record in Plat Book 6250, Page 185 a revision of Plat Book 5200, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property."** The Warranty Deed is to be corrected from the Warranty Deed of record in Instrument No. 20200312-0027834, DCROD

4. 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.

Tennessee Title Service, LLC

By: B Green
Becky Green, Closing Agent

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me the undersigned on this 6th day of July, 2022.

Notary Public
My commission expires: 6/4/2023

State of TENNESSEE
County of MONTGOMERY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Becky Green, with whom I am personally acquainted, who acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is a Closing Agent for Tennessee Title Services, LLC and that he/she is authorized to execute this instrument on behalf of Tennessee Title Services.

Witness my hand and official seal on this the 6th day of July, 2022.

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: 6/4/2023

This instrument prepared by:
Tennessee Title Services, LLC
112 Center Court, Suite A, Clarksville, TN 37040
B-21-3643

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 July 6, 2022

Storey Carver
Affiant Signature

7/6/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of July 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

