Karen Johnson Davidson County
Batch# 924557 AFFIDAVIT
10/03/2022 10:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221003-0108658

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue, Suite 205
Nashville, TN 32715
File No. 36914

SCRIVENER'S AFFIDAVIT

Re: Correction of Warranty Deed from 423 35th Avenue N LLC, a Tennessee Limited Liability Company, to Mary Anna Newby, a single woman, of record as Instrument No. 20220315-0030018 in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Richard W. Sebastian, states that he is a licensed attorney practicing law in the State of Tennessee, and makes oath that the following statements are true to the best of his knowledge, information and belief:

That he prepared a Warranty Deed dated February 23, 2022, in which 423 35th Avenue N LLC, a Tennessee Limited Liability Company, conveyed certain real estate to Mary Anna Newby, a single woman, said Warranty Deed having been recorded on March 15, 2022, as Instrument No. 20220315-0030018 in the Register's Office for Davidson County, Tennessee; and

That through inadvertence and mistake, the name of the grantee therein was incorrectly shown as Mary Anna Newby, a single woman, when in fact the grantee name should have read **Mary Anna Newby, as Trustee of the Jerry A. Newby 2012 Irrevocable Trust under agreement dated December 27, 2012**; and

That this affidavit is being made to correct the name of the grantee in said Warranty Deed to Mary Anna Newby, as Trustee of the Jerry A. Newby 2012 Irrevocable Trust under agreement dated December 27, 2012.

AFFIANT:

Richard W. Sebastian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 28th day of September, 2022.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of September, 2022.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

NOTARY PUBLIC
My Commission Expires:_____

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 9/28/22

GEORGE E. MUDTER, JR.
Dated 9/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 9/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

