PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 932824 AFFIDAVIT
10/21/2022 03:32:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221021-0114988

CROSS REFERENCE TO:

Instrument No. 20221020-0114401
Davidson County
FILE# 2022-5303-DL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned MaryBeth Jones who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed from Haden Watson and Rebecca Watson husband and wife, to Avery Holding, LLC, dated October 17, 2022, and recorded on October 20, 2022, at Instrument No. 20221020-0114401, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in conveyance. **Specifically, the company name of the Grantee portion is missing the "s" at the end of the word Holding.**
The Warranty Deed Grantee's name should read:

"Avery Holdings, LLC a Limited Liability Company"

4.

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

5.

I understand that this affidavit will be recorded in the Sumner County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 21st day of October 2022.

MaryBeth Jones
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sharon Fernandez to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 21st day of October 2022.

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Sharon Fernandez
Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/21/22 (date of document).

Regina Sullo
Affiant Signature

10/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

