Karen Johnson Davidson County
Batch# 937778 AFFIDAVIT
11/03/2022 02:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221103-0118813

This Instrument Prepared By:
Lakeside Title & Escrow, LLC
845 Wren Rd.
Goodlettsville, TN 37072
21-1550TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Cross Reference to:
Instrument No. 20211102-0146571
Davidson County, Tennessee

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came Gracyn Traverse (the "Affiant") on behalf of Lakeside Title & Escrow Series, LLC, who being duly sworn, deposes as states as follows:

1.

Lakeside Title & Escrow Series, LLC was the settlement agent on the closing dated October 15, 2021, representing Javier Penaflor, (hereinafter referred to as "Borrower") and Land Home Financial Services Inc. (hereinafter referred to as "Lender") for a transaction involving the property described as 320 Welch Rd Unit G-5, Nashville, TN 37211.

2.

In conjunction with said closing, Lakeside Title & Escrow Series, LLC prepared that Warranty Deed for the transaction dated October 15, 2021, executed Larry King Jr. and recorded in Instrument No. 20211102-0146571, in the Register's office for Davidson County, Tennessee.

3.

Also, in conjunction with said closing, Lakeside Title & Escrow Series, LLC conducted the closing and recorded the documents for the transaction dated October 15, 2021, executed by Larry King Jr. and recorded in Instrument No. 20211102-0146571 in the Register's office for Davidson County, Tennessee.

4.

A scrivener's error was made in the address where tax bills are to be sent on the Warranty Deed, which was erroneously listed as the subject property address.

The ERROR is hereby corrected as follows:

The address where tax bills are to be sent to is 140 Bluegrass Cir Hendersonville TN 37075

5.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

6.

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers, and title insurance companies.

Gracyn Traverse

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and official seal this 2nd day of November, 2022.

Notary Public
My Commission Expires: _____

BAILLE MCMAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MARCH 28, 2026

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 11/2/2022 (date of document).

Jessica Gebhart
Affiant Signature

11/3/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of November, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

