Karen Johnson Davidson County
Batch# 951902 AFFIDAVIT
12/15/2022 11:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221215-0129951

This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of legal description in Warranty Deed
from Ronald Neal, as conservator for Eloise Sapp
to IRA Innovations, LLC, fbo Jose Ramon Ferreira Coello IRA of record in
Instrument No. 20160926-0101333, Register's Office for
Davidson County, Tennessee
Map/Parcel #162160B01000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Laura Hamann, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 22nd day of September, 2016, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument No. 20160926-0101333, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Ronald Neal, as conservator for Eloise Sapp, as GRANTORS, to IRA Innovations, LLC, fbo Jose Ramon Ferreira Coello IRA, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the legal description is incorrect on said Warranty Deed. This error was unintentional. The correct and proper legal description which should appear in the deed of record in Instrument No. 20160926-0101333 said Register's Office, is as follows:

Land in Davidson County, Tennessee, and being all of Unit No. 10, on the Plan of Section One, Phase One, Leisure Heights, as appearing of record in Plat Book 5800, Page 267, as amended in Book 6396, Page 502, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

This Affidavit is made of my personal knowledge to correct the error described above.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

EXECUTED on this 15th day of December, 2022.

(AFFIANT) – Laura Hamann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of December, 2022, as being executed by Laura Hamann.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Laura Hamann, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 15th day of December, 2022.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Brittney Linville, 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 December 15, 2022.

(AFFIANT) – Brittney Linville

December 15, 2022
Date

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me December 15, 2022.

My commission expires: 10/2/23

Notary Public