Karen Johnson Davidson County
Batch# 952622 AFFIDAVIT
12/16/2022 01:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221216-0130377

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall**, hereinafter referred to as Affiant, on this the 16th day of December, 2022 and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument No. 20220329-0036217, Register's Office for Davidson County, Tennessee**, by and between **Brian Coleman, a married man** (Grantor) and **Freedom on the Rise, LLC, a Tennessee limited liability company** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error.

3. That the correct legal description is as follows:
Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Buena Vista Estates, Section 6 of record in Plat Book 4460, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kara Wall, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2023

I, Kara Wall, 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 12/16/22 (date of document).

Affiant Signature

Date 12/16/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

