Karen Johnson Davidson County
Batch# 956044 AFFIDAVIT
12/29/2022 10:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221229-0133500

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

CROSS REFERENCE TO:
Instrument No. 20220912-0101546
Davidson County
FILE# 2022-5238

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 Regina Sullo, 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 Kaitlin A. Renders and Daniel A. Renders to M & C Investments, LLC, dated September 07, 2022 and recorded on September 12, 2022 at Instrument No. 20220912-0101546, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the Grantee's name. **Specifically, the Grantee's name was incomplete.**

The conveyance should read as follows:

"Kaitlin A. Renders and Daniel A. Renders, joint tenants, "the Grantor" has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **M & C Investments TN LLC**, a Tennessee 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 Davidson 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 28th day of December 2022.

Regina Sullo
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 Regina Sullo 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 28th day of December 2022.

MARY E. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
5-3-2026

Marybeth Jones
Notary Public
My Commission expires:

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 12/20/22 (date of document).

Regina Sullo
Affiant Signature

12-29-22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of Dec., 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

