This Instrument Prepared by and Return to:
Bell & Alexander Title Services
8110 Isabella Lane, Ste 200
Brentwood, TN, 37027

Karen Johnson Davidson County
Batch# 958411 AFFIDAVIT
01/05/2023 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230105-0001086

AFFIDAVIT OF SCRIVNER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on a certain Warranty Deed from John Pope and Laverne C. Pope to Brett T. Selly and KaLeigh B. Selly, of record in Instrument No. 20221031-0117486, Register's Office for Davidson County, Tennessee.

Comes Now BENJAMIN SEAMON, who, having first been duly sworn, according to law, does depose and say as follows:

1. That I am an Attorney at Law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. By my direction Bell & Alexander Title Services, Inc., prepared the above mentioned Warranty Deed.

3. That on or about the 28th day of October, 2022, my office, under my direction, prepared Warranty Deed from John Pope and Laverne C. Pope to Brett T. Selly and KaLeigh B. Selly, of record in Instrument No. 20221031-0117486, Register's Office for Davidson County, Tennessee.

4. Whereas the above referenced Warranty Deed contained a scrivener's error in the first paragraph of the Legal Description. Said legal description as recorded is as follows:

"Land in Davidson County, Tennessee being Lot 145 on the plan of Traceside, Section Four, of record in Plat Book 9700, Page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof."

5. Now therefore, the Legal Description should read:

"Land in Davidson County, Tennessee being Lot 145 on the plan of Traceside, Section Four, of record in Plat Book 9700, Page 125, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof."

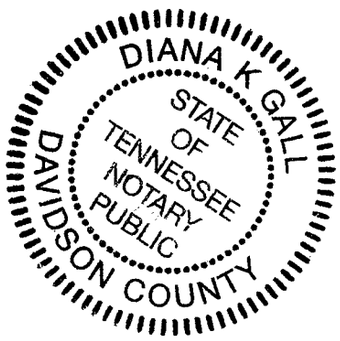
Further affiants say not.

Benjamin Seamon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30TH day of December, 2022.



Notary Public
My Commission Expires: 9-6-26

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-30-22.

Affiant Signature

1-5-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY