Karen Johnson Davidson County
Batch# 959608 AFFIDAVIT
01/10/2023 12:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230110-0002115

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

CROSS REFERENCE TO:

Instrument No. 20210406-0045090
Davidson County
FILE# 2021-2335

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 MaryBeth Jones, 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 Aj Meherish and Hansa Belani to Corben Briggs, a married man, dated April 1, 2021, and recorded on April 6, 2021, in Instrument No. 20210406-0045089, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the legal description. **Specifically, the land unit number is incorrect (3802B).**

The deed should read as follows:

"LAND IN DAVIDSON COUNTY, TENNESSEE, BEING NO. UNIT 3802D"

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 Bedford 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 ~~22nd~~ 10th day of ~~April~~ January ~~2022.~~ 2023

MaryBeth Jones
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 Sharon Fernandez 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 10th day of January 2023.

Sharon Fernandez
Notary Public
My Commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, REGINA SULLO, 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 1/10/2023 (date of document).

Regina Sullo
Affiant Signature

1/10/2023
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

