Karen Johnson Davidson County
Batch# 959929 AFFIDAVIT
01/11/2023 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002263

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20140505-0037782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Shannon Philbin ("Affiant"), and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215. In the above capacity, on May 2, 2014, I personally supervised the closing for Sonnie E. Potts and wife, Virginia S. Potts ("Seller") of the sale by Seller to James R. Whittington, an unmarried man, and James D. Whittington, a married man ("Buyer") of a parcel of real estate with address of 830 Russleo Drive, Nashville, Davidson County, TN 37209 (the "Property"). In connection therewith, there was prepared by me or under my direction and control a Warranty Deed executed by Seller conveying the Property to Buyer. Said Warranty Deed was subsequently recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. **20140505-0037782.**
2. The Warranty Deed contained one error. Although Virginia S. Potts personally appeared before me and executed the Warranty Deed as a Seller, the notary acknowledgement in the Warranty Deed failed to list Virginia S. Potts as a signatory whose signature was being acknowledged under oath by me as the notary public. In order to correct this error, the notary acknowledgement in the Warranty Deed should be deemed revised to state therein, after the name "Sonnie E. Potts" the words and name "**and wife, Virginia S. Potts**" and thereafter in said notary acknowledgement the word "he" should be deleted and the word "**they**" substituted therefor.

Now, therefore, in order to correct the referenced Warranty Deed, Affiant does hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

AFFIANT ~~further~~ said not.

Shannon Philbin, Affiant

Subscribed to and sworn before me this 10th day of January, 2023.

Notary Public

My Commission Expires: 9/21/2024

COLEMAN R DIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of January, 2023, before me, a Notary Public, duly commissioned and qualified, in and for said County and State aforesaid, personally appeared **Shannon Philbin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who executed the foregoing Affidavit of Scrivener's Error and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing Affidavit and the things and matter contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 9/21/2024

COLEMAN R DIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 10th day of January, 2023

Ernest D. Bennett, III 1-10-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

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

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024