Karen Johnson Davidson County
Batch# 960317 AFFIDAVIT
01/11/2023 02:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230111-0002481

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt. Juliet, TN 37122
20-9496

SCRIVENER'S AFFIDAVIT

I, Morgan O'Neill, for Birthright Title, LLC recorded the Warranty Deed by and between **Karen G. Bass, unmarried** (Grantor) and **LaDona D. Pierce, an unmarried woman** (Grantee) of record as Instrument No. 20200929-0111779, recorded September 29, 2020, Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

Through inadvertence and mistake the Unit No. was incorrectly typed "207" instead of 208.

The Legal Description is hereby corrected to read:

Land in Davidson County, Tennessee, being Unit No. 208 on the plan of Lake Ridge Village, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Lake Ridge Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20040210-0016203, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Warranty Deed.

Witness my hand this 11 day of January, 2023.

Morgan O'Neill

SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF January, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morgan O'Neill, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/11/2023.

Date

Celia Stewart Rouse

Affiant Signature

1/11/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11th day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY