Karen Johnson Davidson County
Batch# 961341 AFFIDAVIT
01/17/2023 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003309

Scrivener's Affidavit of Recorded Warranty Deed & Scrivener's Affidavit

(of record in Instrument Number 20211203-0160728

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed in which Qui Van Nguyen, was stated to be the Grantor;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument Number 20211203-0160728, on December 03, 2021;
3. That Concord Title prepared a certain Scrivener's Affidavit to correct the lot number of the Legal Description of the grantor;
4. That said legal description stated "Lot 220"
5. That said legal description should have been "Lot 200"
6. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers

Concord Title

By: _____

Its: Attorney

Witness my hand this, 17 day of January, 2023

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

_____

Notary Public

My commission expires: 3-7-23

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Exhibit A Legal Description

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No 200, Section 9, on the Plan of Valley Grove, of record in Plat Book 5200, page 605, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Qui Van Nguyen and Xuan Chau Nguyen by Warranty Deed from Terry Lee Jackson dated November 10, 1998 and filed of record in Book 11201, page 47, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings LLC, by Warranty Deed from Qui Van Nguyen, of record in Instrument No. 20211203-0160728, Register's Office for Davidson County, Tennessee dated November 30, 2021 and recorded on December 3, 2021.

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Certificate of Authenticity

I, Nick Harris, 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 **January 17, 2023**.

Affiant Signature

1/17/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

