Karen Johnson Davidson County
Batch# 965544 AFFIDAVIT
01/30/2023 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006786

This Instrument Prepared By:
Lakeside Title & Escrow, LLC
845 Wren Rd.
Goodlettsville, TN 37072
22-1656TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Cross Reference to:
Instrument No. 20220922-0105269
Davidson County, Tennessee

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came Jessica Gebhart (the "Affiant") on behalf of Lakeside Title & Escrow Series, LLC, who being duly sworn, deposes as states as follows:

1.

Momentum Title was the settlement agent on the closing dated September 16, 2022, representing Taylor Martin and Mattie Bush, (hereinafter referred to as "Buyer") and Floyd Hochstetler and Millie Ruth Hochstetler, (hereinafter referred to as "Seller") for a transaction involving the property described as 8188 Whites Creek Pike, Joelton TN 37080.

2.

In conjunction with said closing, Lakeside Title & Escrow Series, LLC prepared that certain Warranty Deed for the transaction dated September 16, 2022, executed by Floyd Hochstetler and Millie Ruth Hochstetler and recorded in Instrument Number 20220922-0105269.

3.

Also, in conjunction with said closing, Momentum Title conducted the closing and recorded the documents for the transaction dated September 16, 2022, executed by Floyd Hochstetler and Millie Ruth Hochstetler and recorded in Instrument Number 20220922-0105269.

4.

A scrivener's error was made in the second line of the Legal Description where the Plat Book was referenced on the Warranty Deed. The ERROR is hereby corrected as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Robert Waller Property of record in Plat Book 4660, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

6.

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Jessica Gebhart

Jessica Gebhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said State and County, the within named [AFFIANT NAME], the Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January, 2023.

Notary Public

My Commission Expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Jessica Gebhart 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 1/30/23 (date of document).

Jessica Gebhart
Affiant Signature

1/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

