Karen Johnson Davidson County
Batch# 978595 AFFIDAVIT
03/08/2023 04:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230308-0016854

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Atty.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 35065

SCRIVENER'S AFFIDAVIT

Whereas, by Warranty Deed of record as Instrument No. 20220516-0056251, in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee Limited Liability Company, Grantor, conveyed to Nathaniel Robert Lehrer and Eliana Camille Lehrer, husband and wife, Grantees, certain property described therein; and

Whereas, said Warranty Deed (hereinafter referred to as "Deed") contained an error in the Instrument Number of the derivation clause.

Now, therefore, comes Richard W. Sebastian, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant, a partner of Ortale Kelley, did on May 13, 2022, prepare said Deed by and between the above parties to convey real property in Davidson County; that said Deed contained an error in the Instrument Number of the derivation clause and that the said derivation clause is hereby corrected to read as follows:

> "Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20190528-0050141, Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20220516-0056251, Register's Office for Davidson County, Tennessee, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed this the 8th day of March, 2023.

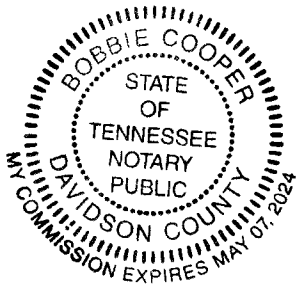
AFFIANT: Richard W. Sebastian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 8th day of March, 2023, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 March 8, 2023 (date of document).

Affiant Signature

March 8, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

