PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 979050 AFFIDAVIT
03/09/2023 02:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230309-0017155

CROSS REFERENCE TO:
Instrument No. 20210610-0078229
Davidson County
FILE# 2021-2673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Sharon Fernandez, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed from Randy W. Stephenson and Cheryl H Stephenson to David Ott and Rachel Ott, dated June 8, 2021, and recorded on June 10, 2021, at Instrument No. 20210610-0078229, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the conveyance. **Specifically, the Grantees are not in fact husband and wife but father and daughter.**
The conveyance should read as follows:

"David Ott and Rachel Ott, Joint Tenants with Rights of Survivorship."

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this ~~23rd~~ 6th day of ~~February~~ March 2023.

Sharon Fernandez
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Sharon Fernandez~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this ~~23rd~~ 6th day of ~~February~~ March 2023.

Sasha Qualkenbush
Notary Public
My Commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/6/23 (date of document).

Regina Sullo
Affiant Signature

3/6/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 6 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

