Karen Johnson Davidson County
Batch# 983209 AFFIDAVIT
03/21/2023 03:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230321-0020518

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20120502-0037353, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Shannon Philbin ("Affiant"), and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215. In the above capacity, on April 30, 2012, I personally supervised the closing for Amy Suzanne Boyd and Michael Len Boyd ("Grantee") of the purchase by Grantee from Citizens Homes, Inc., a Delaware corporation ("Grantor") of a parcel of real estate with address of 3104 Cooks Court, Hermitage, Davidson County, Tennessee 37076 (the "Property" and the "Closing"). In connection with the preparations for the Closing, I procured the preparation of a Warranty Deed from Grantor to Grantee, which was subsequently executed by an authorized officer of Grantor and recorded on May 2, 2012 at Instrument No. 20120502-0037353 in the Register's Office for Davidson County, Tennessee (the "Deed").
2. The Deed contained an error, in that the name of Grantor was erroneously stated on Page 1 thereof to be "Citizens Homes, LLC, a Delaware corporation" and should have stated "Citizens Homes, Inc., a Delaware corporation". The Grantor's name was correctly identified at the signature block of the Deed above the signature of its authorized officer. In order to correct this error, the Deed should be deemed revised by deletion from Page 1 thereof of the erroneous entity designation of "LLC" and substitution in place thereof, of the correct entity designation of "Inc.", such that the Grantor should be identified as **"Citizens Homes, Inc., a Delaware corporation"**.

Now, therefore, in order to correct the referenced Deed, Affiant does hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 21st day of March, 2023.

Shannon Philbin, Affiant

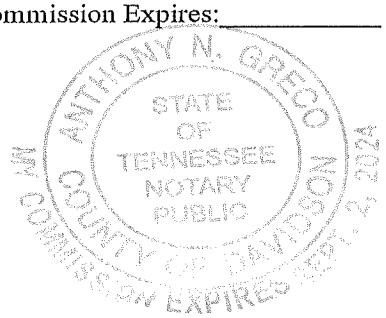
OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Shannon Philbin, who is personally known to me or proved upon satisfactory evidence, and who made oath that she has read the foregoing Affidavit and that the statements contained therein are true and correct based upon her knowledge, information and belief. The Affiant further acknowledged that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 21st day of March, 2023.

My Commission Expires:_____

Notary Public



Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 21 day of March, 2023

Ernest D. Bennett, III, Affiant

3-21-2023
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21 day of March, 2023

Commission Expires: _____

Notary Public

