Karen Johnson Davidson County
Batch# 985589 AFFIDAVIT
03/28/2023 10:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230328-0022457

This instrument prepared by:
Benchmark Title Company
A. Russell Brown, Attorney at Law
112 Public Square - P.O. Box 747
Lafayette, Tennessee 37083
(615) 666-8883

Reference: Warranty Deed of record in Instrument No. 202112010158224, Register's Office of Davidson County, Tennessee.

SCRIVENER'S AFFIDAVIT

Comes now, Micah Perrin, employee for Benchmark Title Company, Lafayette, TN, and doth say and depose as follows:

1. Whereas, Benchmark Title Company prepared that certain warranty deed wherein Bill Thornton and wife, Elaine Thornton, conveyed property to Robert Hansen and wife, Stacy Hansen, of record in Instrument No. 202112010158224, Register's Office of Davidson County, Tennessee, and;

2. That, through scrivener's error, the legal description erroneously referenced Lot 21, on the Plan of Bransford Realty Company's Amqui Subdivision, as shown on plat of record in Book 421, Page 38 and 39 in the Register's Office of Davidson County, Tennessee, in the description, and;

NOW THEREFORE, I, Micah Perrin, do hereby execute this affidavit to correctly state the legal description to read as follows:

Land in Davidson County, Tennessee, being Lot 2 on the Plan of 1st Revision of Lot 21 Bransford Realty Company's Amqui Subdivision, as shown on Plat of record in Instrument No. 20050617-0069471, in the Register's Office for said County, to which reference is hereby made for a more particular description of said Lot.

Being a portion of the property conveyed to Bill Thornton and wife, Elaine Thornton, from Household Finance Corporation, by special warranty deed, dated 2/25/04, recorded 3/23/04, in Instrument No. 20040323-0032689, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat of record in Book 421, Page 38 – 39, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat of record in Instrument No. 20050617-0069471, Register's Office of Davison County, Tennessee.

Done this 27th day of March, 2023.

Micah Perrin

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***Micah Perrin,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 27th day of March, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/7/2023

SAMANTHA DAVIS-WIX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

True Copy Certification

I, Micah Perrin do hereby make oath on 3-28-23, that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Micah Perrin
Signature

STATE OF TENNESSEE
COUNTY OF MACON

Personally appeared before me, Samantha Davis-Wix a notary public for this county and state, Micah Perrin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL in Lafayette, Tennessee, this 28 day of March, 20 23

Samantha Davis-Wix
Notary's Signature

My Commission Expires: 11/1/2023
Notary Seal (if on paper)

SAMANTHA DAVIS-WIX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON