Karen Johnson Davidson County
Batch# 989638 AFFIDAVIT
04/10/2023 08:15:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230410-0025417

This instrument prepared by Daniel L. Wischhof, Attorney
124 Long Hollow Pike, Goodlettsville, Tennessee 37072

SCRIVENER'S AFFIDAVIT TO CORRECT
WARRANTY DEED, INSTRUMENT 20160927-0101636

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Daniel L. Wischhof, Attorney, being duly sworn, states the following:

I was on September 23, 2016, counsel to Birthright Title & Escrow, LLC, which prepared a Warranty Deed now of record as Instrument 20160927-010163 in the Register's Office for Davidson County, Tennessee, by which Zelma Dye and Debby Scudder conveyed property located at 604 Sunnyslope Court, Goodlettsville, TN and described therein.

The grantee of the said deed was correctly set out in the tax bill address as "Red Thunder Properties, LLC"; but due to a typographical error in said Deed, and no act, omission, or intent of the parties, the word "Properties" was omitted from the title of the Grantee company elsewhere in the Deed. The correct and actual name of the Grantee of said deed is "Red Thunder Properties, LLC", a Georgia Limited Liability Company.

It is further noted that the reference in said deed to the Plan of Section Two, Grizzard Manor states that it is of record in Plat Book 4460, Page 17, which is a correct recitation of an error in the prior deeds; however that Plan is of record in Plat Book 4660, not Plat Book 4460.

Further affiant says not.

Daniel L. Wischhof

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on April 6, 2023.

Theresa C. Richardson
Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Daniel L. Wischhof, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and executed the within instrument for the purposes therein contained.

Witness my hand and seal on April 6, 2023.

Theresa C. Richardson
Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 6TH day of APRIL, 2023.

Date: 04-06-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of APRIL, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY