Karen Johnson Davidson County
Batch# 994156 AFFIDAVIT
04/19/2023 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230419-0028888

THIS INSTRUMENT WAS PREPARED BY:
SETH N. CLINE, ESQ.
COLLINS LEGAL, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209
615-736-9596
seth@collins.legal

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED

PROPERTY ADDRESS	ADDRESS OF OWNER	MAP & PARCEL NUMBERS
149 Sequoyah Lane Nashville, Tennessee 37221	149 Sequoyah Lane Nashville, Tennessee 37221	155100A07500CO

AFFIDAVIT OF SCRIVENER'S ERROR

Instrument No: 20230322–0020824

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Seth N. Cline, an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS**, Collins Legal, PLC, drafted a Warranty Deed for the transfer of real property more commonly known as 149 Sequoyah Lane, Nashville, Davidson County, Tennessee 37209, of record as Instrument No. 20230322–0020824, in the Davidson County Register of Deeds (hereinafter referred to as the "Deed" and/ or the "Instrument");
2. **WHEREAS**, said Deed contains a typographical error throughout the Instrument that lists the execution date as the 28th day of March, 2023, rather than the actual execution date, the 22nd day of March, 2023;
3. **THEREFORE**, in order to correct said error in the Deed, any and all instances where dates are listed within the Instrument and read the 28th day of March, 2023, and/ or March 28, 2023, are hereby deleted in their entirety and replaced with the 22nd day of March, 2023, and/ or March 22, 2023.

Signed under the penalties of perjury this the 19th day of April, 2023.

COLLINS LEGAL, PLC
BY: Seth N. Cline
ITS: Attorney

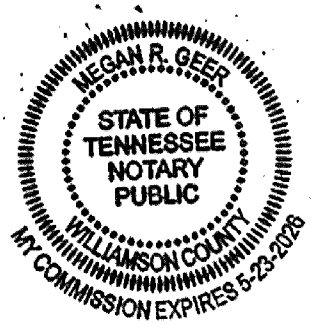
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Seth N. Cline with who I am personally acquainted, and who upon oath acknowledged himself to be an Attorney of Collins Legal and as such, acknowledged that he is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 19th day of April, 2023.

Notary Public

5/23/2026
My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 04/19/2023 (date of document).

Affiant Signature

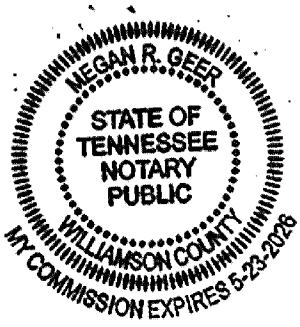
Date: 04/19/2023

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 19th day of April, 2023.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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