Karen Johnson Davidson County
Batch# 996765 AFFIDAVIT
04/27/2023 08:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230427-0030854

6321

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 IN INSTRUMENT NO. 20230330-0022975, 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.
2. In the above capacity I personally witnessed the signing for Matin J. Strobel and Ashley B. Strobel, husband and wife ("Grantee") for real estate consisting of a parcel with address of 3516 Byron Avenue, Nashville, TN 37205 (the "Property") on March 28, 2023.
3. In connection with the foregoing transaction, I filled in the "Address of New Owner" for the above-referenced Warranty Deed. In it, in the Address of New Owner: 202 Elmington Ave, Nashville, TN 37205 is erroneously stated as 202 Elimgton Ave, Nashville, TN 37205 was a typographical error, the correct address being 202 Elmington Ave, Nashville, TN 37205. This Affidavit is for the purpose of correcting this typographical error. Accordingly, in the above-referenced Warranty Deed, the address "202 Elimgton Ave, Nashville, TN 37205" for Martin J. Strobel and Ashley B. Strobel should be deemed to be deleted and/or corrected to the correct spelling which is "202 Elmington Ave, Nashville, TN 37205."

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 26th day of April, 2023.

Shannon Philbin, Affiant

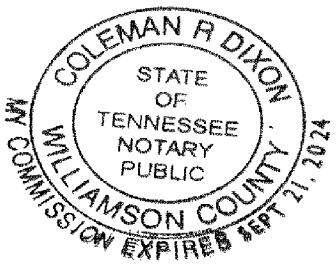
OATH AND ACKNOWLEDGMENT

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 26th day of April, 2023.

My Commission Expires: 9/21/2024

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 26 day of April, 2023

4-26-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 26 day of April, 2023

Commission Expires: Sept. 2, 2024

Notary Public

