Box 36

Karen Johnson Davidson County
Batch# 998858 DEEDWARR
05/02/2023 02:02:45 PM 2 pgs
Fees: $13.00 Taxes: $5.74
20230502-0032542

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 36297

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record as Instrument No. 20230420-0029297 in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee limited liability company, Grantor, conveyed to Michael Dean Walleck and Andrew Thomas Hughes, Grantees, certain property described therein; and

WHEREAS, said Warranty Deed disclosed an incorrect consideration of $539,900.00 as the transfer amount for the property in the Transfer Value Affidavit.

NOW, THEREFORE, comes Richard W. Sebastian, a resident of Williamson County, Tennessee, and a partner at Ortale Kelley Law Firm, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

THAT Affiant did on April 19, 2023, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that said Warranty Deed contained an error in the Transfer Value Affidavit and that said Transfer Value Affidavit is hereby corrected to read as follows:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $541,450.00.

Affiant

Subscribed and sworn to before me on this 24 day of April, 2023.

NOTARY PUBLIC

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

THAT Affiant makes this Affidavit for the purpose of correcting said error contained in the Transfer Value Affidavit of the Warranty Deed of record as Instrument No. 20230420-0029297 in the Register's Office for Davidson County, Tennessee.

Executed at Nashville, Tennessee, this the 24 day of April, 2023.

Richard W. Sebastian – Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

