Karen Johnson Davidson County
Batch# 1000297 AFFIDAVIT
05/05/2023 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230505-0033647

Prepared by and return to:
Marinosci Law Group, PC
275 W. Natick Road, Suite 500
Warwick, RI 02886
MLG File No 23-00964

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

The undersigned, Samantha Reis, being first duly sworn, deposes and says as follows:

1. That Affiant is an employee of Marinosci Law Group PC, and has personal knowledge of the facts relevant to the information recorded in a **Warranty Deed** between Grantor, **Tracy M. Cockcroft**, and Grantees, **William Chandler Cockcroft and Heather Nicole Ray**, recorded on **June 18, 2021 as Instrument Number 20210618-0082783** and a **Deed of Trust** between, Grantors, **William Chandler Cockcroft and Heather Nicole Ray**, and Grantee, **Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for First National Bank of Middle Tennessee its successors and assigns**, MIN # 1010420-0020019467-4, **recorded on June 18, 2021** as **Instrument Number 20210618-0082784**, that contained an erroneous Legal Description and is hereby authorized and competent to make this Affidavit on behalf of servicer.

2. **The Legal Description in the described documents incorrectly read as follows:**

Land in Davidson County, Tennessee, being all of Lot No. 63, on the Plan of Phase One, Section Two, Sunset Hills, as shown by plat appering of record in Instrument No. 20071220-0146323, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

3. **Accurate Legal Description should have read as follows:**

Land in Davidson County, Tennessee, being all of Lot No. 63, on the Plan of Phase One, Section Two, Sunset Hills, as shown by plat appearing of record in Instrument No. 20071220-0146323, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

4. That this Affidavit is for the purpose of evidencing the inadvertent scrivener's error in typing the original description in the referenced documents and will be recorded in the Register's Office for Davidson County.

Deponent further says not.

I hereby certify that the statements herein contained are true.

Dated: 5/5/2023

Printed Name of Signatory: Samantha Reis
Title: Title Analyst-Marinosci Law Group, P.C.

SWORN TO AND SUBSCRIBED before me on this 5th day of May, 2023 by Affiant, Samantha Reis, whose name is subscribed hereto.

State of Rhode Island
County of Kent

[Notary Seal]

Notary Public, State of Rhode Island

KENDRA E. HAYES NOTARY PUBLIC COMMISSION EXPIRES 06-27-2026 STATE OF RHODE ISLAND

Tennessee Certification of Electronic Document

I, Samantha Reis, hereby state that I am a licensed Tennessee 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 May 5, 2023.

Samantha Reis
Marinosci Law Group, Title Analyst
May 5, 2023.

State of RHODE ISLAND

County of KENT

Sworn to and subscribed before me this 5th day of May, 2023.

Kendra E. Hayes, Notary Public, State of RI

NOTARY'S SEAL

