Karen Johnson Davidson County
Batch# 1011003 AFFIDAVIT
06/05/2023 08:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230605-0042135

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Valerie Webb & Associates PLLC
3037 Highway 31W, P.O. Box 887
White House, TN 37188

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, Patti Robitaille, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information, and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This Affidavit is being given pursuant Tenn. Code Ann. 66-24-101(a)(27).

1. On 05/04/2023 A Warranty Deed was sent to Davidson County, Tennessee Register's Office, executed by Lawrence E. Davis, Jr., and Sandra Potts, as "Grantor" and Lone Fox Investments, LLC, as "Grantee" for recording.

2. Said Warranty Deed is of record in Instrument No. 20230504-0033097, and recorded on 05/04/2023, at the Register's Office for Davidson County, Tennessee.

3. Said Warranty Deed has an error on page 1 stating the wrong Grantee name.

   Lone Fox Investments, LLC

4. The purpose for this affidavit is to correct the Grantee names on page 1 of said Warranty Deed recorded in Instrument No. 20230504-0033097, in the Davidson County, Tennessee, Register's Office which to now read as follows:

   Lone Fox Investments, LLC, a Tennessee Limited Liability Company

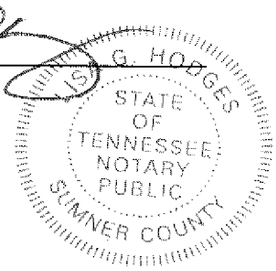
FURTHER AFFIANT sayeth not.

Patti Robitaille
Patti Robitaille

SWORN TO and SUBSCRIBED before me this 2 day of June, 2023.

Notary Public

My Commission Expires: 02/24/2024



Map and Parcel: 090-08-0-108.00
Property Address: 639 C James Ave., Nashville, TN 37209.

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 2nd day of June 2023.

Patti Robitaille
Affiant Signature

Date: 6/2/2023

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 2nd day of June, 2023.

Notary Public

My Commission Expires: 02/26/2024

