Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

Karen Johnson Davidson County
Batch# 1011714 AFFIDAVIT
06/06/2023 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230606-0042818

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A. Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20230403-0024194.

2) That the Grantor(s) in said document was Marshall Snyder, Executor.

3) That the Grantee(s) in said document was Amer Angley.

4) That the date of execution of said document was March 31, 2023.

The real property affected by the said document is municipally known as 252 Bell Road located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Land situated in Davidson County, Tennessee:

Lot 272, Edge-O-Lake Estates, as shown on plat of record in Plat Book 3600, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 272 fronts 80.21 feet on the easterly side of Bell Road and extends back 168.35 feet on the north line and 170.0 feet on the south line to a dead line in the rear, measuring 96.04 feet thereon.

5) That due to scrivener's error or oversight, said document was recorded with the following error: Consideration amount was erroneously listed as $251,000.00

6) That the above mentioned error is corrected to read as follows, instead:

The actual consideration or value, whichever is greater, for this transfer is $276,100.00

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 6 day of June, 2023.

Holly A. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6 day of **June, 2023**, before me, the undersigned officer, personally appeared **Holly A. Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ June 6, 2023.

Affiant Signature

6/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of ~~May~~ June, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026