Karen Johnson Davidson County
Batch# 1012217 AFFIDAVIT
06/07/2023 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230607-0043128

THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
547 N. Mount Juliet Rd. STE 250
Mount Juliet, TN 37122
File: TN-21-08787

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF WILSON

WHEREAS, Christopher Butler, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of Ark Title Group, LLC, acting on behalf of Ark Title Group, LLC;

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in that it states an incorrect instrument number in the instrument's legal description of the real property being conveyed;

Instrument:	Special Warranty Deed
Grantor:	Meritage Homes of Tennessee Inc., an Arizona Corporation
Grantee:	Michael Lynch and Lassen Raelynn Lynch, husband and wife
Recorded in:	Instrument No. 20211129-0157158, Register's Office for Davidson County, Tennessee
Date Recorded:	November 29, 2021

WHEREAS, this Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the said error stated above in the said instrument of record.

NOW, THEREFORE, the legal description of the real property being conveyed in the said instrument of record is hereby corrected to read:

Land in Davidson County, Tennessee, being Lot No. 218, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument **20190718-0070553**, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Signed this 6 day of June, 2023.

Christopher Butler

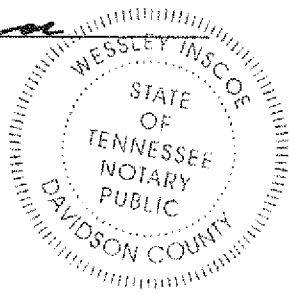
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Christopher Butler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2023.

NOTARY PUBLIC

My commission expires: 10.02.2023



CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, CHRIS BUTLER, 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 this 6 day of June, 2023.

Chris Butler | Custodian

6/6/23
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, CHRIS BUTLER, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 6 day of June, 2023.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY