Karen Johnson Davidson County
Batch# 1013032 AFFIDAVIT
06/09/2023 08:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230609-0043801

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20230403-0024058, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Shannon Philbin ("Affiant"), and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215.
2. In the above capacity I personally witnessed the signing for Gerald Webber, General Partner of Noelton Development Group, a Tennessee General Partnership ("Grantee") for real estate consisting of a parcel with address of 1211 Noelton Avenue and 1209 Noelton Ave (the "Property") on May 18, 2023.
3. In connection with the foregoing transaction, I prepared the above-referenced Warranty Deed. In it, in the vesting language identifying the Grantor, the name for Noelton Development Group, a Tennessee General Partnership is erroneously repeated as "Noelton Development Group, a Tennessee General Partnership, a Tennessee Partnership". Use of "Noelton Development Group, a Tennessee General Partnership, a Tennessee Partnership" as repeated vesting was a typographical error. This Affidavit is for the purpose of correcting this typographical error. Accordingly, in the above-referenced Warranty Deed, the repeated name "Noelton Development Group, a Tennessee General Partnership, a Tennessee Partnership" for Noelton Development Group, a Tennessee General Partnership should be deemed to be deleted and corrected to simply "Noelton Development Group, a Tennessee General Partnership".

Now, therefore, in order to correct the referenced Deed, Affiant does hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 7th day of June, 2023.

Shannon Philbin, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Shannon Philbin, who is personally known to me or proved upon satisfactory evidence, and who made oath that she has read the foregoing Affidavit and that the statements contained therein are true and correct based upon her knowledge, information and belief. The Affiant further acknowledged that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2023.

My Commission Expires: 9/21/2024

Notary Public

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 7th day of June, 2023.

Ernest D. Bennett, III, Affiant

6/7/2023
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7th day of June, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024