Karen Johnson Davidson County
Batch# 1026948 AFFIDAVIT
07/17/2023 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230717-0054708

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

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed and Deed of Trust

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 and Deed of Trust of record in the Register's Office for Davidson County, Tennessee at Instrument Number 202305230038877 and 202305230038878.

2) That the Grantor(s) in said document was Christine Ann Burnett (Warranty Deed) and Jacob M. Booher, Member of Anchor Properties Group, Inc. (Deed of Trust).

3) That the Grantee(s) in said document was Anchor Properties Group, Inc. (Warranty Deed) and KIAVI FUNDING, INC. (Deed of Trust).

4) That the date of execution of said document was May 19, 2023.

The real property affected by the said document is municipally known as 3804 Lunn Drive located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Royal Hills, Section One, of record in Book 4675, Page 73, Register's Office for said County.

Said Lot 134 fronts 81 feet on the northerly side of Lunn Drive and runs back 227.26 feet on the westerly line to a point; thence in a southeastwardly direction 122.41 feet to a point; thence in a southwardly direction 121.17 feet, a total distance of 243.58 feet on the easterly line to the point of beginning.

Being the same property conveyed to Joe Ann Taylor, unmarried, by virtue of that certain Warranty Deed dated July 25, 1984, and being of record at Book 6349, Page 372 in the Register's Office of Davidson County, Tennessee. Joan Ann Taylor Cunningham having deceased on/or about January 2, 2023.

5) That due to scrivener's error or oversight, said document was recorded with the following error: Legal description erroneously omitted a line in both documents.

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

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Royal Hills, Section One, of record in Book 4675, Page 73, Register's Office for said County.

Said Lot 134 fronts 81 feet on the northerly side of Lunn Drive and runs back 227.26 feet on the westerly line to a point; thence in a southeastwardly direction 122.41 feet to a point; thence in a southwardly direction 121.17 feet, a total distance of 243.58 feet on the easterly line to the point of beginning.

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 17 day of July, 2023.

Holly A. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17 day of **July, 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 she executed the same for the purposes herein contained.

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

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026

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 7/17/23.

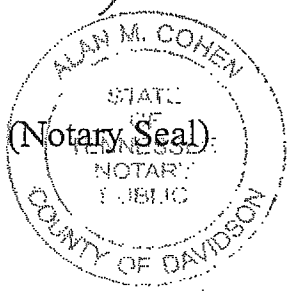
Holly A Mason
Affiant Signature

7/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2023.

Alan M. Cohen
Notary's Signature



(Notary Seal)

My Commission Expires: 05-09-26