**PREPARED BY AND RETURN TO:**
**Bell Law Settlement Services**
**112 30th Avenue North**
**Nashville, TN 37203**

Karen Johnson Davidson County
Batch# 1033056 AFFIDAVIT
08/01/2023 02:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230801-0059392

**CROSS REFERENCE TO:**

**Instrument No. 20211208-0162792**
**Davidson County**
**FILE# 2021-3353**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**SCRIVENER'S AFFIDAVIT**

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Tammy Shattuck, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

Millennial Title, LLC prepared a Warranty Deed from HomeofCapital, LLC, a Tennessee Limited Liability Company to JD Investors, LLC, a Tennessee Limited Liability Company, dated December 2, 2021, and recorded on December 8, 2021, in Instrument Number 20211208-0162792, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the name of one of the grantees. **Specifically, the grantee information in was inadvertently misspelled as "JD Investors, LLC".**

The grantee language should read as follows:

"JD Investor, LLC, a Tennessee Limited Liability Company"

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 1st day of August, 2023.

Tammy Shattuck
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Regina Sullo a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Regina Sullo~~ Tammy Shattuck to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 1st day of August, 2023.

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires:

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 August 1, 2023 (date of document).

Regina Sullo
Affiant Signature

8/1/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

