Karen Johnson Davidson County
Batch# 1043108 AFFIDAVIT
08/28/2023 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230828-0066912

State of Tennessee
County of Dickson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20210203-0015896, DCROD)

Comes now Realty Title & Escrow Company, Inc., located at 5111 Maryland Way, Suite 101, Brentwood, TN 37027, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated February 2, 2021, wherein Vaughn A. Thada, a single man, conveyed certain property to Leo Sopczak, a single man;
2. That the granting clause of said Warranty Deed should have identified the grantee as Lee Sopczak, a single man;
3. That the error in the spelling of the grantee's first name was a scrivener's error;
4. That said Warranty Deed was filed of record in Instrument No. 20210203-0015896, in the Register's Office for Davidson County, Tennessee;
5. That the correct spelling and identification of the grantee in said Warranty Deed, which deed is hereby corrected to identify properly the grantee, is as follows:

Lee Sopczak, a single man

6. That this affidavit is given to correct and explain the error and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

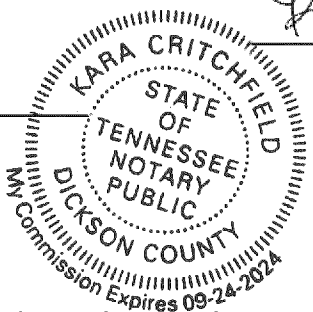
Realty Title & Escrow Company, Inc.

By: _____
Aric D. Hinson
Senior Attorney

Subscribed and sworn to before me the undersigned on this 3rd day of August, 2023.

Notary Public

My commission expires: _____



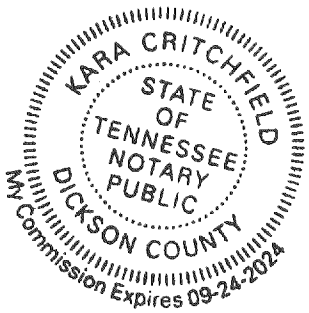
State of Tennessee
County of Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Aric D. Hinson, 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, and who further acknowledged that he is Senior Attorney of Realty Title & Escrow Company, Inc., and that as such Senior Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and official seal this 3rd day of August, 2023.

Notary Public

My commission expires: _____



This instrument prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
03-NSH20-00969

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Ziadeh, 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 3, 2023.

Custodian's Signature — 08/09/2023 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 09 day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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COUNTY OF WILLIAMSON