Karen Johnson Davidson County
Batch# 1045645 AFFIDAVIT
09/01/2023 02:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230901-0068959

Map & Parcel 115 12 0 073.00
File #21100976

THIS INSTRUMENT PREPARED BY:
Regal Title, LLC
316 W Main St
Murfreesboro, Tennessee 37130

SCRIVENER'S AFFIDAVIT OF WARRANTY DEED IN INSTRUMENT NO. 20211110-0150125

The undersigned, being first duly sworn, deposes and makes oath as follows:

1. My name is Danielle Marie Crane, and I am notary public for the state of Tennessee.
2. On November 9, 2021, Regal Title, LLC, prepared a Warranty Deed which was recorded on November 10, 2021, in Instrument No. 20211110-0150125 Register's Office for Davidson County, Tennessee.
3. The legal description contained in said Warranty Deed inadvertently and purely through scrivener's error was incorrected when said Warranty Deed was recorded. Said typographical error is as follows, to wit:

   Land in Davidson County, Tennessee, being Lot No. 35 of Block "D" on the Plan of Woodmont Lane Homesites, of record in Book 1130, Page 33, Register's Office for Davidson County, Tennessee.
   Said Lot No. 35 of Block "D" fronts 75 feet on the easterly margin of Woodmont Lane and extends back 178.9 feet on the northerly line and 171.7 feet on the southerly line to a broken line in the rear, measuring 91.5 feet thereon.

4. The correct and intended legal description contained in said Warranty should be as follows:

   Land in Davidson County, Tennessee, being Lot No. 35 of Block "D" on the Plan of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
   Said Lot No. 35 of Block "D" fronts 75 feet on the easterly margin of Woodmont Lane and extends back 178.9 feet on the northerly line and 171.7 feet on the southerly line to a broken line in the rear, measuring 91.5 feet thereon.
5. This Affidavit is given to correct of record the said Warranty Deed, to correct the legal description that was incorrect when the original Warranty Deed was recorded.

FURTHER, AFFIANT SAITH NOT.

Regal Title, LLC

Danielle Marie Crane

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named Danielle Marie Crane, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 1 day of September, 2023.

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Emilee Gibson
NOTARY PUBLIC

My Commission Expires: 6/22/26

20230901-0068959

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 1, 2023 (date of document).

Amber Whisner
Affiant Signature

September 1, 2023
Date

State Tennessee
County of Rutherford

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

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

