THIS INSTRUMENT PREPARED BY:
Tennessee Settlement Services, LLC
302 Innovation Drive, Suite 260
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1050077 AFFIDAVIT
09/14/2023 12:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230914-0072188

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

WHEREAS, Elizabeth Bell, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of Tennessee Settlement Services, LLC, acting on behalf of Tennessee Settlement Services, LLC;

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in the lot number conveyed:

Instrument:	Special Warranty Deed
Grantor:	NVR, Inc., a Virginia corporation T/A Ryan Homes
Grantees:	Varchala Abrol
Recorded in Book / Page:	Instrument No. 20230714-0053962
Date Recorded:	July 14, 2023

WHEREAS, this Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the lot number conveyed between the parties.

NOW, THEREFORE, the Lot conveyed in error, Lot 186, is now corrected to Lot 244 with the following legal description:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Final Plat, Thornton Grove PUD, Phase 3B, of record in Instrument No. 20221207-0127610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Signed this 14 day of September, 2023.

Elizabeth Bell

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Elizabeth Bell 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. WITNESS my hand and official seal at office this 14 day of September, 2023.

NOTARY PUBLIC

My commission expires: 01/18/2027

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Jennifer Gosler, 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 this 14TH day of September, 2023.

Attorney/ Custodian

09/14/2023

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Bell, a Notary Public for this county and state, Jennifer Gosler, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 14 day of September, 2023.

Notary Public
My commission expires on: 10/21/25

(seal)

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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