Box 36

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Reg. #15668
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 36488

Karen Johnson Davidson County
Batch# 1051687 AFFIDAVIT
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20230919-0073458

# SCRIVENER'S AFFIDAVIT
# TO ATTACH EXHIBIT "A" TO WARRANTY DEED

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

**WHEREAS, Regent Homes, LLC**, a Tennessee limited liability company, Grantor therein, executed a Warranty Deed of record as **Instrument No. 20230915-0072521** in the Register's Office for Davidson County, Tennessee, to convey real property identified as 517 Perrin Alley, Antioch, Davidson County, TN 37013 to **Brandon Mayberry,** unmarried man, and **Benjamin Noah Beecham,** unmarried man, as joint tenants with right of survivorship, Grantees therein;

**WHEREAS,** by and through mistake and inadvertence, the Warranty Deed was recorded without Exhibit "A" attached thereto.

**NOW, THEREFORE,** comes Richard W. Sebastian, Attorney at Law, a resident of Williamson County, Tennessee, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

**THAT,** Affiant did on September 14, 2023, prepare the above referenced Warranty Deed by and between the above parties but by and through mistake and inadvertence Exhibit "A" of the Warranty Deed was not recorded and that the page attached hereto shall be inserted as Exhibit "A" to the Warranty Deed;

**THAT** Affiant makes this Affidavit solely for the purpose of correcting said omission contained in the Warranty Deed of record as **Instrument No. 20230915-0072521** in the Register's Office for Davidson County, Tennessee, which was a scrivener's error rather than any expression of intent by the parties thereto.

It is expressly agreed that all other terms and provisions of said Warranty Deed shall remain in full force and effect.

Executed at Nashville, Tennessee, this the 18 day of September, 2023.

**Richard W. Sebastian, Affiant**

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

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

SR

**NOTARY PUBLIC**

SUSANNAH L. DANIEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2025

**MY COMMISSION EXPIRES:**_____

## EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Burkitt Ridge, Phase 5 of record in Plat at Instrument No. 20220525-0060826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty deed from McGowan Family Limited Partnership, a Tennessee limited partnership of record in Instrument No. 20210326-0040069 Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 26, 2021.

Being also known as 517 Perrin Alley, Antioch, TN 37013.