Karen Johnson Davidson County
Batch# 1060239 AFFIDAVIT
10/13/2023 08:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231013-0080159

SCRIVENER'S AFFIDAVIT

WHEREAS, the undersigned Affiant prepared the Warranty Deed of Correction from Harold M. Love, Jr., Chrystal L. Cunningham, Candyce A. Love, Cheryl L. Harris and Caralyn A. Love to Sovereign Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20230719-0055448, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Warranty Deed of Correction contained the following scrivener's errors in it:

1) The Grantors in the "Now, Therefore" paragraph should have matched the first paragraph and the Grantors should read in said "Now, Therefore" paragraph: Harold M. Love, Jr., Chrystal L. Cunningham, Candyce A. Love, Cheryl L. Harris and Caralyn A. Love
2) The name of the plat in the legal description should have read: "... J.M.T.J. and G.W. Harding's ..."
3) The word, "Landin" should have read: Land in
4) The word "herby" should have read: hereby

NOW, THEREFORE, the undersigned Affiant hereby affirms that the scrivener's errors consisted of the errors above and hereby corrects said errors as follows (see below language in italics and underlined showing corrections):

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, we, ***Harold M. Love, Jr.***, **Chrystal L. Cunningham, Candyce A. Love, Cheryl L. Harris and Caralyn A. Love** (Grantors), by these presents do hereby transfer and convey unto **Sovereign Investments, LLC, a Tennessee limited liability company** (Grantee), the following described tract or parcel of land in **Davidson** County, Tennessee.

> ***Land in*** **Davidson County, Tennessee, being Lot 282, as shown on the map entitled *J.M.T.J.* and G. W. Harding's Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is *hereby* made for a more complete and accurate legal description.**

This Affidavit is being made solely to correct said errors in the said Warranty Deed of Correction.

WITNESS MY HAND on this the 10th day of October 2023.

CINDY S. SMITH, P.C., AFFIANT

Cindy S. Smith, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cindy S. Smith, Attorney, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of October 2023.

Notary Public
My Commission Expires: 3/21/26

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MARCH 21, 2026

TO THE REGISTER OF DEEDS:
Please index this Affidavit under the following names:
Harold M. Love, Jr.
Chrystal L. Cunningham
Candyce A. Love
Cheryl L. Harris
Caralyn A. Love
Sovereign Investments, LLC, a Tennessee limited liability company

Prepared by
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

File No. 2308-125

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **October 10, 2023** (date of document).

Cindy S. Smith, Affiant

10/11/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 11th day of October, 2023.

Notary

MY COMMISSION EXPIRES: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026