Box 36

Karen Johnson Davidson County
Batch# 1062919 AFFIDAVIT
10/19/2023 11 37 42 AM 2 pgs
Fees: $12 00 Taxes $0 00
20231019-0082020

THIS INSTRUMENT PREPARED BY:
Todd A Bricker
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
File No 36572

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record as Instrument No 20231004-0078034 in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee limited liability company, Grantor, conveyed to Delaney Childress, an unmarried woman, and Megan McCannm, an unmarried woman, joint tenants with right of survivorship, Grantees, certain property described therein, and

WHEREAS, an error was made as to the last name of Megan McCann, one of the Grantees

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

THAT Affiant did on October 2, 2023, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee, that the last name of Megan McCann was incorrectly spelled in said Warranty Deed and that said Warranty Deed is hereby corrected to show the following correction in every instance of Grantee's name as Megan McCann.

THAT Affiant makes this Affidavit for the purpose of correcting said error contained in the Warranty Deed of record as Instrument No. 20231004-0078034 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 18th day of October, 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, she] 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

MY COMMISSION EXPIRES:_____

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