Karen Johnson Davidson County
Batch# 1070040 AFFIDAVIT
11/09/2023 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231109-0087722

SCRIVENER'S AFFIDAVIT

WHEREAS, on October 6, 2023, Michelle Poss, Executrix of the Estate of William Cleveland Batey, Deceased, hereinafter referred to as Grantor, executed a Warranty Deed conveying certain real property to Elijah N. C. Thomas, a single man, Devisee of William Cleveland Batey, Deceased, hereinafter referred to as Grantee, said Warranty Deed having been recorded on October 13, 2023, as Instrument No. 20231013-0080323, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, due to mistake and inadvertence, Michelle Poss is incorrectly referenced in the vesting paragraph on the first page of the Warranty Deed as the "Administrator" of the Estate of William Cleveland Batey, Deceased, instead of as the Executrix; and

WHEREAS, the vesting paragraph on the first page of the Warranty Deed should have referenced Michelle Poss as the Executrix of the Estate of William Cleveland Batey, Deceased; and

WHEREAS, due to mistake and inadvertence, the legal description of the subject real property in the said Warranty Deed incorrectly stated that "Lot No. 323 fronts 64.85 feet" along Braidwood Drive instead of 64.86 feet; and

WHEREAS, the legal description of the subject real property in the said Warranty Deed should have correctly stated that "Lot No. 323 fronts 64.86 feet" along Braidwood Drive; and

WHEREAS, the undersigned is an authorized signer and agent for these purposes of Foundation Title and Escrow Series, LLC, which prepared said Warranty Deed.

THEREFORE, the undersigned does hereby correct and amend the subject Warranty Deed by amending the vesting paragraph on the first page of the Warranty Deed to reference Michelle Poss as the Executrix of the Estate of William Cleveland Batey, Deceased, and further by amending the legal description of the subject real property in the said Warranty Deed to state that "Lot No. 323 fronts 64.86 feet" along Braidwood Drive.

EXECUTED this 8 day of NOVEMBER, 2023.

BRANDON LIPPMAN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named BRANDON LIPPMAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 8 day of NOVEMBER, 2023.

Madisun Silva
NOTARY PUBLIC

My commission expires: 06-16-26

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Sworn to and subscribed before me on this 8 day of NOVEMBER, 2023.

Madisun Silva
Signature of Notary Public

My commission expires: 06-16-26

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow Series
277 MALLORY STATION RD, Ste. 102
FRANKLIN, TN 37067

Certificate of Authenticity

I, Tonya Loftin, 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 **November 8, 2023**.

Date

Tonya Loftin
Affiant Signature

November 9, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of November, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)