Karen Johnson Davidson County
Batch# 1070358 AFFIDAVIT
11/13/2023 11:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231113-0088117

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Atty.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 36491

SCRIVENER'S AFFIDAVIT TO CORRECT WARRANTY DEED

Whereas, by Warranty Deed of record in Instrument No. 20231107-0087035, in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee Limited Liability Company, Grantor, conveyed certain property described therein to Shana Ward, unmarried, woman and Cordarius Dominque Duncan, unmarried man, as joint tenants with rights of survivorship, Grantees; and

Whereas, the said Warranty Deed contained an error in the names 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, who states as follows:

That Affiant on November 3, 2023, prepared said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that said Warranty Deed contained an error in the Grantees' names and that said Warranty Deed is hereby corrected to show that the Grantees' names as follows:

"Shana Ward, Unmarried Woman and Cordarius Dominique Duncan, Unmarried Man, as Joint Tenants with Rights of Survivorship"

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Warranty Deed of record in Instrument No. 20231107-0087035, Register's Office for Davidson County, Tennessee, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this 10 day of November, 2023.

AFFIANT: Richard W. Sebastian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of November, 2023, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2027

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 10, 2023 (date of document).

Affiant Signature

November 10, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

