Karen Johnson Davidson County
Batch# 1071761 AFFIDAVIT
11/14/2023 02:01:02 PM 1 pg
Fees: $12.00 Taxes: $0.00
20231114-0088787

This Instrument Prepared By and Return To:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Tonya Cherry**, hereinafter referred to as Affiant, on this the 10th day of November, 2023, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated October 19, 2023, and recorded October 24, 2023 in Instrument Number **20231024-0083165**, in the Register's Office for Davidson County, Tennessee between Breckenridge Investments, LLC, a Tennessee limited liability company (as Grantor) and Sean Murnane, an unmarried man (as Grantee) in regards to the property located **900 Marengo Lane, Nashville, TN 37204.**

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors of the Grantors name.

3. That the Grantor should have read **Breckenridge Investments TN, LLC, a Tennessee limited liability company**.

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Tonya Cherry, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Tonya Cherry**, the within named Affiant, with whom I am personally acquainted, or 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 this 10th day of November, 2023.

NOTARY PUBLIC
My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025