Karen Johnson Davidson County
Batch# 1073568 AFFIDAVIT
11/20/2023 02:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231120-0090297

**PREPARED BY AND RETURN TO:**
**Bell Law Settlement Services**
**112 30th Avenue North**
**Nashville, TN 37203**

**CROSS REFERENCE TO:**
**Instrument No. 20220301-0023285**
**Davidson County**
**FILE# 2022-4123**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**SCRIVENER'S AFFIDAVIT**

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Regina Sullo, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed from The Estate of Lula Howard to L.A.N.D. Group, LLC, dated February 14, 2022, and recorded on March 1, 2022, at Instrument No. 20220301-0023285, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there were Scrivener's errors. Specifically in the grantor, the "property known as" in the legal description, and derivation clause.

The Grantor should read **Renita Robinson, Administrator of the Estate of Lula Howard.**

At the end of the Legal Description, the "property also known as" should read: **This is property also known as 1820 Hermosa Street, Nashville, TN 37208.**

The derivation clause should read:

**Being the same property conveyed to Robert O. Howard and wife, Lula Howard by Installment Deed from Emma E. Harvey, widow, filed for record on July 15, 1937, in Book 1036, page 135, Register for Davidson County, Tennessee. Robert O. Howard died on February 24, 1961, at which time the subject property vested fully in Lula Howard, as surviving tenant by the entirety. Lula Howard died on July 23, 1969. Her Will was probated as Probate No. 21P1815, Probate Division, Davidson County, Tennessee. The Probate Court issued the Order in Instrument No. 20231116-0089525, and Amended Order in Instrument No. 20231116-0089526, authorizing the Administrator, Renita Robinson, to sell the subject property.**

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 17th day of November 2023.

Regina Sullo
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Regina Sullo to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 17th day of November 2023.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dellana Lowhorn
Notary Public
My Commission expires: 3/3/25

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 NOV. 17, 2023 (date of document).

Regina Sullo
Affiant Signature

11/20/2023
Date

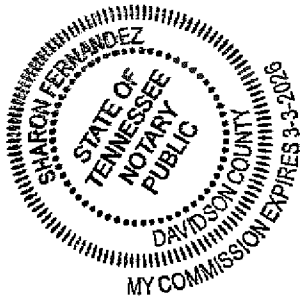
State of TN
County of DAVIDSON

Sworn to and subscribed before me this 20 day of NOV., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL




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