Karen Johnson Davidson County
Batch# 1078130 AFFIDAVIT
12/04/2023 03:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231204-0093569

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Scrivener's Affidavit of Preparation of Quitclaim Deed
(reference to instrument # 20230802-0059689, DCROD)

Comes now 615 Title, LLC, with the address of 807 Bradford Avenue, Nashville, Tennessee 37204 , by and through its authorized agent, and states on oath:

1. That 615 Title, LLC, prepared a certain Quitclaim Deed dated July 31, 2023, wherein B&D Development Group, LLC, was the grantor and Ohmar D. Braden and Latda Vaughn, tenants in common with the right of survivorship, were the grantees;
2. That said Quitclaim Deed misspelled Latda Vaughan's name in the vesting clause;
3. That said Quitclaim Deed was originally recorded with the Register of Deeds for Davidson County, Tennessee at Instrument Number 20230802-0059689, on August 2, 2023;
4. That such Quitclaim Deed, which is hereby corrected, to read as follows:

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, B&D Development Group, LLC a Tennessee limited liability company, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of her right, title and interest unto Ohmar D. Braden and Latda Vaughan, tenants in common with the right of survivorship, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

5. That said omission was a scrivener's error;
6. That said vesting clause is hereby corrected;
7. That this affidavit is given to explain and correct the error and to assist the present owner and lender, as well as all future owners, lenders, title examiners and insurers.

615 Title, LLC a Tennessee
limited liability company
By: _____
D. Shayne Adair
Its: Manager

Subscribed and sworn to before me this 4th day of December 2023.

_____
Notary Public
My commission expires: March 7, 2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Manager of 615 Title, LLC, a limited liability company, and that he is authorized by 615 Title, LLC to execute this instrument on its behalf.

.

Witness my hand and seal at Franklin, Tennessee, this 4th day of December 2023.

_____
Notary Public
My commission expires: March 7, 2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument prepared by:
615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 December 4th 2023.

D. Shayne Adair

12/4/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 4th day of December, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026