Karen Johnson Davidson County
Batch# 1081542 AFFIDAVIT
12/13/2023 01:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231213-0096179

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Scrivener's Affidavit

(Reference to Warranty Deed of record as Instrument No. 20231116-0089527, Register's Office for Davidson County, Tennessee.)

I, Mark Honeycutt, President of Studio Title, Inc., do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. Whereas, Studio Title, LLC, prepared a Warranty Deed that was executed on November 15, 2023, by Bradley Pennington, Trustee of The Bradley Pennington Revocable Living Trust Dated October 24, 2018; Joan Wilson, Trustee of The Bradley Pennington Revocable Living Trust Dated October 24, 2018; Bradley Pennington, Trustee of The Joan Wilson Revocable Living Trust Dated October 24, 2018; and Joan Wilson, Trustee of The Joan Wilson Revocable Living Trust Dated October 24, 2018;
2. Whereas, in said Warranty Deed the Grantee had a typo in its name;
3. Whereas, the true and correct vesting for Grantee should be as follows:

   LUNARDI PROPERTIES, LLC

4. All other matters contained in the Warranty Deed remain the same.

Further, Affiant saith not.

Witness my hand this the 13th day of December, 2023.

Studio Title, Inc.

By: _____
Mark Honeycutt, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County Mark Honeycutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of Studio Title, Inc., and that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 13th day of December, 2023.

_____
Notary Public
My commission expires: 7-6-2026

S. S. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Certificate of Authenticity

I, Mark Honeycutt 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 13, 2023.

Mark Honeycutt

12/13/23

Date

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 13th day of December, 2023.

Notary's Signature

My Commission Expires: 7/6/2026

Date

S. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026