Karen Johnson Davidson County
Batch# 1081627 AFFIDAVIT
12/13/2023 03:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231213-0096325

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

CROSS REFERENCE TO:

Instrument No. 20231204-0093217
Davidson County
FILE# 2023-6466-TS

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 Tammy Shattuck, who states under oath as follows:

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.

My company prepared a Warranty Deed from John H. Apple, Jr. and James Thomas Apple, heirs at law of Dorothy Elizabeth Apple to Nicholas Ryan Malone and Hannah Elizabeth Jayne Malone, husband and wife, dated November 15, 2023, recorded on December 4, 2023, in Instrument Number 20231204-0093217, Register's Office for Davidson County, Tennessee.

In the Warranty Deed aforementioned, there was Scrivener's error in the legal description. **Specifically, the legal stated measuring 118.87 feet thereon.**

The correct legal should read as follows:

"Said Lot No. 298 fronts 100 feet on the northernly side of Melbourne Drive and extends back between lines 250 feet on the east line and 227.1 feet on the west line to a dead line in the rear, measuring 117.87 feet thereon."

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.

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 13th day of December 2023.

Tammy Shattuck
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Mary E. Jones, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tammy Shattuck 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 13th day of December 2023.

Mary E. Jones

Notary Public
My Commission expires: 5-9-2026

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 December 13, 2023 (date of document).

Regina Sullo
Affiant Signature

12/13/23
Date

State of TN
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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