Karen Johnson
Batch # 1083612
12/19/2023 11:58:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20231219-0097752

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Brittany Sensabaugh, hereinafter referred to as Affiant, on this the 14th day of March, 2023, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed recorded March 21, 2023 in **Instrument No. 20230321-0020257** in the Register's Office for Davidson County, Tennessee between and in regards to the property located 914 Bryan St, Old Hickory, Tennessee 37138.

2. That the above-mentioned was recorded with clerical or typographical errors in the grantee name listed as Oak Home Offer, LLC.

3. That the correct grantee is Oak Home Offers, LLC.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Brittany Sensabaugh , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 14th day of December, 2023.

Notary Public

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

My Commission Expires: 3-3-2025