Karen Johnson Davidson County
Batch# 1088786 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
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THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT – WARRANTY DEED

Whereas, by Warranty Deed (hereinafter "Deed") of record in Instrument No. 20220608-0065615, in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee Limited Liability Company, Grantor, conveyed all its right, title and interest to Mark David Stevens, Trustee and Cheryl Ann Stevens, Trustee, Grantees, in certain property described therein; and

Whereas, said Deed contained an error in the Grantees' names.

Now, therefore, comes Richard W. Sebastian, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant, a partner of Ortale Kelley (formerly known as Ortale Kelley Herbert & Crawford), did on June 3, 2022, prepare said Deed by and between the above parties to convey right, title and interest in real property located in Davidson County, Tennessee, as described therein; that said Deed contained an error in the Grantees' names and that said Deed is hereby corrected to show that Grantees' names shall be corrected as follows:

"MARK DAVID STEVENS AND CHERYL ANN STEVENS AS TRUSTEES OF THE STEVENS FAMILY TRUST DATED 04/19/2016."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20220608-0065615, Register's Office for Davidson County, Tennessee, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 4th day of January, 2024.

AFFIANT: Richard W. Sebastian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 4th day of January, 2024, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 January 4, 2024 (date of document).

Affiant Signature

January 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

