Karen Johnson Davidson County
Batch# 1092355 AFFIDAVIT
01/23/2024 11:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0003986

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 of record in Instrument No. 20201221-0151619, Register's Office for Davidson County, Tennessee, **Regent Homes, LLC, a Tennessee Limited Liability Company**, Grantor, conveyed certain property to **Tanna Marie Thronson, an unmarried woman and Christopher Lee Thronson and Regina M. Thronson, husband and wife**, Grantees (the "Deed"); and

Whereas, the Deed contained an error in the plat instrument number in the legal description.

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 at Ortale Kelley, did on December 18, 2020, prepare said Deed by and between the above parties to convey real property located in Davidson County; that the Deed contained an error in the plat instrument number of the property being conveyed in the legal description. The legal description in the Deed shall be corrected to show as follows:

"Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Major Subdivision Final Plat of The Heights at Autumn Oaks, Phases 5 and 6 of record in Plat at Instrument No. 20200429-0044960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20201221-0151619, 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 19th day of January, 2024.

AFFIANT: Richard W. Sebastian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 19th 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: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07 2024

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 19, 2024 (date of document).

Affiant Signature

January 19, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

