Karen Johnson Davidson County
Batch# 1093936 AFFIDAVIT
01/25/2024 09:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240125-0005014

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
B-23-4380

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

SCRIVENER'S AFFIDAVIT

(REFERENCE TO WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20231208-0094896, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.)

Comes now Tennessee Title Services, LLC, by and through its authorized agent, and states on oath:

That Tennessee Title Services, LLC, prepared a certain Warranty Deed recorded on 12/8/2023 in Instrument No. 20231208-0094896, wherein **Susan S. Niland NKA Susan Niland Rogers, a married woman** as **"Grantor"**, conveyed interest in certain real property to **Drew Geyer Roberts and Courtney Lynn Roberts, husband and wife**, as **"Grantees"**; and

1. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20231208-0094896;

2. That the Warranty Deed erroneously showed the name and recording reference of the Subdivision as "*Revised Plan of a portion of Haynes Manor, Section 1 of record in Plat Book 3700, Page 33*" through sheer inadvertence and scrivener's error; and

3. That the proper name and recording reference of the subdivision should be: "*plan of Section One (Revised) Caldwell Hall, as of record in Plat Book 2900, Pages 58 & 59"; and*

4. That the full legal description on the Warranty Deed should read:

Land in Davidson County, Tennessee, being Lot No. 176 on the plan of Section One (Revised) Caldwell Hall, as of record in Plat Book 2900, Pages 58 & 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

5. That this affidavit is given to correct the record, explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Tennessee Title Service, LLC

By: _____
Jessica Warren, Operations Manager

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jessica Warren**, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that she is the Operations Manager for Tennessee Title Services, LLC and that she is authorized to execute this instrument on behalf of Tennessee Title Services, LLC.

Witness my hand and official seal this 24th day of January 2024.

_____
Notary Public

(*Affix Seal*)

AMANDA N. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 2/26/2025

My Commission Expires: 02/26/2025

Certificate of Authenticity

I, Joshua A. Terry, 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 **1/24/2024**.

Affiant Signature – Joshua A. Terry

1/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on **1/24/2024**.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27