2HIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY LAW FIRM
Nashville, TN 37201
File No. 36703

Karen Johnson Davidson County
Batch # 1097726 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20240205-0007800

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record as **Instrument No. 20240123-0004219** in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee limited liability company, Grantor, conveyed to Mehmet Aktas and Hilal Aydin, husband and wife, Grantees, certain property described therein; and

WHEREAS, the Warranty Deed contained an error in the legal description.

NOW, THEREFORE, comes Richard W. Sebastian, a partner of Ortale Kelley Law Firm and a resident of Williamson County, Tennessee, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

THAT Affiant did on January 19, 2024, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that said Warranty Deed incorrectly showed Lot No. 2 instead of Lot No. 21; and that the legal description shown in said Warranty Deed is hereby deleted and the following legal description is substituted therefor:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Final Plat of record for Phase 3, Oliveri, SP Subdivision, recorded in Instrument No. 20220510-0053138 in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
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> Being a portion of the same property conveyed to Oliveri, LLC, a Tennessee limited liability company, by Special Warranty Deed from Caterina Oliveri, a single individual, of record in Instrument No. 20200102-0000492, Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 2, 2020.
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> Being a portion of the same property conveyed to Oliveri, LLC, a Tennessee limited liability company, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20220705-0077572, Register's Office for Davidson County, Tennessee, dated July 1, 2022 and recorded on July 5, 2022.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Oliveri, LLC, a Tennessee limited liability company, of record in Instrument No. 20221019-0114186, Register's Office for Davidson County, Tennessee, dated October 18, 2022 and recorded on October 19, 2022.

THAT Affiant makes this Affidavit solely for the purpose of correcting said error contained in the Warranty Deed of record as **Instrument No. 20240123-0004219** in the Register's Office for Davidson County, Tennessee, explaining the error and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

Executed at Nashville, Tennessee, this the 31st day of January, 2024.

Richard W. Sebastian – Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY