Karen Johnson Davidson County
Batch# 1104953 AFFIDAVIT
02/27/2024 11:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240227-0013214

Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record in Instrument No. 20240216-0010960), Davidson County Register of Deeds

Comes now Highland Title, LLC, 879 GreenLea Blvd, Suite 102, Gallatin, TN 37066, by and through its authorized agent, and states on oath:

1. That Highland Title, LLC prepared a certain Warranty Deed dated February 15, 2024, wherein **Gary W. Cockrell, an unmarried man**, was the grantor and **Morton Dental Group, LLC, a Delaware Limited Liability Company,** was the grantee;
2. That said Warranty Deed incorrectly stated the Grantee as **Morton Dental Group, LLC, a Tennessee Limited Liability Company**, when it should have been **Morton Dental Group, LLC, a Delaware Limited Liability Company**;
3. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in **Instrument No. 20240216-0010960** on 02/16/2024;
4. That the correct Grantee on said Warranty Deed should be **Morton Dental Group, LLC, a Delaware Limited Liability Company**;
5. That this affidavit is given to explain these mistakes and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Highland Title, LLC

By: Brenda Huntsman
Brenda Huntsman

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Brenda Huntsman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2024.

Notary Public
My commission expires: 7/2/24

This instrument prepared by
and after recording return to:
Highland Title, LLC
879 GreenLea Blvd, Suite 102
Gallatin, TN 37066

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/27/24.

Date

Brenda Huntsman

Affiant Signature

2/27/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of February, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

