Karen Johnson Davidson County
Batch# 1107818 AFFIDAVIT
03/06/2024 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015665

This Instrument Prepared By:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Road, Suite 102,
Franklin, TN 37067

SCRIVENER'S AND/OR CLOSER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, DELLANA LOWHORN, on behalf of Bell Law Settlement Services, LLC, being first duly sworn depose and say:

1. That Bell Law Settlement Services, LLC prepared and/or closed and/or witnessed for execution a Warranty Deed dated February 25, 2022 by and between Two Dogs Development ("Grantor") and SW Design Group, LLC and Sarina F. Walker ("Grantee") filed March 16, 2022 in Instrument No. 20220316-0030281, in the Register's Office for Davidson County, Tennessee.

2. Based on information provided by the parties, the following defects or inaccuracies (and the corrections thereof) existed in the aforementioned documents:

The Grantor should have been Two Dogs Development, LLC, a Wyoming Limited Liability Company, and was executed by Mark Sanicola as authorized agent for Two Dogs Development, LLC, a Wyoming Limited Liability Company.

The acknowledgement should have reflected Mark Sanicola as authorized agent for Two Dogs Development, LLC, a Wyoming Limited Liability Company.

FURTHER AFFIANT SAITH NAUGHT.

DELLANA LOWHORN

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 1 DAY OF March, 2024.

SEAL

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

NOTARY PUBLIC
COMMISSION EXPIRES:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DELLANA LOWHORN on behalf of Bell Law Settlement Services, LLC, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 1 day of March, 2024.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 3/3/25

Certificate of Authenticity

I, Tonya Loftin, 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 3/1/2024.

Date

Tonya Loftin
Affiant Signature

March 6, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of March, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)