THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1116538 AFFIDAVIT
03/28/2024 02:56:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240328-0021775

AFFIDAVIT OF SCRIVENER'S ERROR

Recorder Please Note: Please kindly update the real estate records to reflect this correction, so that the original **Warranty Deed**, now of record at **Instrument No. 20221012-0111950, Davidson County Register of Deeds**, and this Affidavit of Scrivener's Error will be cross-referenced one to the other. This is a correction to certain typographical errors, as set out below.

Comes now **W. Aaron Fortner, Attorney at Law**, the Affiant, who is over 18 years of age, and he would state as follows, to wit:

1. The Affiant prepared that certain **Warranty Deed**, now of record at **Instrument No. 20221012-0111950, Davidson County Register of Deeds**; and

2. It has come to the attention of the Affiant that an inadvertent scrivener's errors were made in the preparation of the above said Warranty Deed, namely certain typographical errors regarding **the exact spelling of the Grantor's name and the statement of the Lot Number and plat book reference in the legal description of the property covered by the said Warranty Deed**; and

3. The Affiant now makes this Affidavit of Scrivener's Error with the intent and purpose of correcting said errors so that it shall now be stated for the records as follows, to wit:

a. The Grantor's correct name is **S. A. Ventures, LLC, a Tennessee limited liability company**; and

b. The legal description of the property is correctly stated as follows:

Land in Davidson County, Tennessee, BEING **Lot No. 84-B**, Zone Lot Division, Lots Nos. 83, 84, 89, 90, 94 & 101, Chelsea of Priest Lake. Section Two-B, of record in Plat Book 6250, Page 449 [erroneously stated as "Page 499" in the prior deed], amended in Plat Book 6250, Page 766, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

I hereby affirm that the statements made in this Affidavit are true and correct to the best of my knowledge.

Further the Affiant saith naught.

EXECUTED this the 28TH **day of** MARCH**, 2024:**

W. AARON FORTNER

COUNTY OF Williamson)
)
STATE OF TENNESSEE)

Sworn and subscribed before me, the undersigned, by **W. Aaron Fortner**, this 28th day of **March, 2024:**

NOTARY PUBLIC

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-28-24 (date of document).

Date: 3-28-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 28th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026