Karen Johnson Davidson County
Batch# 1134503 AFFIDAVIT
05/14/2024 10:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240514-0035426

PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

CROSS REFERENCE TO:

Instrument No. 20170710-0068768
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Marion L. Reese, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Post Closer. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Release of a Warranty Deed from Martha H. Matlock, Trustee of the Martha H. Matlock Revocable Trust to Regional Holdings, INC, Its Successors and/or Assigns, dated July 7, 2017 and recorded on July 10, 2017, in Instrument #20170710-0068768, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the name of the Grantee. **Specifically, the grantee information was inadvertently entered as Regional Holdings, INC.**
The grantee language should read as follows:

Regional Holdings, LLC., its Successors and/or Assigns

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 9th day of May, 2024.

Marion L. Reese
Title: Post Closing
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Dellana Lowhorn, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marion L. Reese to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 9th day of May 2024.

DELLANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Dellana Lowhorn
Notary Public
My Commission expires: 3/3/25

Tennessee Certification of Electronic Document

I, Matthew J. Ellis, 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 May 9, 2024 (date of document).

Affiant Signature

May 14, 2024

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 14th day of May, 2024.

Notary's Signature

RHIANON B. MARSH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/21/2026
COUNTY OF MONTGOMERY

NOTARY SEAL

MY COMMISSION EXPIRES: 12/21/2026