Karen Johnson Davidson County
Batch# 1136650 AFFIDAVIT
05/20/2024 11:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240520-0037241

THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
547 Mt. Juliet Rd., Suite 250
Mt. Juliet, TN 37122
File: TN-23-11265

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, Danielle Chandler, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of Ark Title Group, LLC, acting on behalf of Ark Title Group, LLC;

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in dating the date of conveyance and the date of accompanying notary block.

Instrument:	Warranty Deed
Grantor:	Meritage Homes of Tennessee Inc., an Arizona Corporation
Instrument Number:	20231220-0098163
Date Recorded:	December 20, 2023

WHEREAS, this Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the derivation language of the Grantee.

NOW, THEREFORE, the Grantee language on the Warranty Deed is hereby corrected to read as follows:

REBECCA BOATMAA AS AN UNMARRIED WOMAN, ELVIS ADU AS A MARRIED MAN.

Signed this 2nd day of May, 2024.

Affiant

Danielle Chandler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Danielle Chandler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 2024.

NOTARY PUBLIC

My commission expires: 10/12/2024

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires [illegible]

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Danielle Chandler, 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 this 2nd day of May, 2024.

Attorney/ Custodian

5/2/2024
Date

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Jonathan P. Lucas, a Notary Public for this county and state Danielle Chandler, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 2nd day of May, 2024.

Notary Public
My commission expires on: 10/16/2024

(seal)

