Karen Johnson Davidson County
Batch# 1138478 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20240522-0038298

THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT
WARRANTY DEED

Whereas, by Warranty Deed of record in Instrument No. 20160418-0036722, Register's Office for Davidson County, Tennessee, **Regent Homes, LLC, a Tennessee Limited Liability Company**, Grantor, conveyed certain property to **Guy R. Edwards, a single man**, Grantee (the "Deed"); and

Whereas, the Deed contained an error in the plat instrument number in the legal description.

Now, therefore, comes Jeremy H. Cherry, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant, on behalf of Ortale Kelley, prepared said Deed on April 8, 2016, by and between the above parties to convey real property located in Davidson County; that the Deed contained an error in the plat instrument number of the property being conveyed in the legal description. The legal description in the Deed shall be corrected to show as follows:

"Land in Davidson County, Tennessee, being Lot No. 119, as shown on the plan of Burkitt Village, Phase 5, Section 1, of record as Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20160418-0036722, Register's Office for Davidson County, Tennessee, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 22nd day of May, 2024.

AFFIANT: Jeremy H. Cherry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 22nd day of May, 2024, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jeremy H. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 22, 2024 (date of document).

Affiant Signature

May 22, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

