Karen Johnson
Batch # 1143272
06/05/2024 09:16:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20240605-0041912

**THIS INSTRUMENT PREPARED BY/RETURN TO:**
**Bankers Title & Escrow Corporation**
**3310 West End Avenue #540**
**Nashville, TN 37203**

# Scrivener's Affidavit

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

(Reference to Warranty Deed of record in Instrument No. 20240423-0029080
Register's Office for Davidson County, Tennessee.)

I, Hillary Monroe Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Warranty Deed executed by Todd Fishbein, as CEO of Red Seal Development Corp., an Illinois corporation, Manager of RSD Trinity Lane, LLC, a Tennessee limited liability company (as Grantor) to Louis Anthony Margules, an unmarried man (as Grantee), of record in Instrument No. 20240423-0029080, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed.")

2. Through inadvertence and due to the scrivener's error of Bankers Title & Escrow Corporation, the entity charged with recording the Warranty Deed, the Grantor's signature was witnessed by R.L. Moore, but the notary portion of the Grantor signature section in the Warranty Deed was missing the notary stamp for the corresponding signature of notary R.L. Moore, whose commission expires Nov. 8, 2027.

3. The second page of the recorded Warranty Deed is recorded herewith with the stamp for the corresponding signature of notary R.L. Moore, whose commission expires Nov. 8, 2027, and shall be incorporated by reference to the Warranty Deed of record in Instrument No. 20240423-0029080, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 611 Live Life Lane, Nashville, TN 37207.

All other matters contained in the Warranty Deed remain the same.

**FURTHER,** Affiant saith not.

Hillary Monroe Smith, Attorney
Bankers Title & Escrow Corporation

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 4 day of June, 2024.

NOTARY PUBLIC exp. 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 22 day of April, 2024.

RSD Trinity Lane, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation

BY: _____
Todd Fishbein
ITS: CEO

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the CEO of Red Seal Development Corp., an Illinois Corporation, the Manager of RSD Trinity Lane, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this 22 day of April, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC
My Commission Expires: Nov 8, 2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 575,000.00

_____
Affiant

Subscribed and sworn to before me this 22 day of April, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC
My Commission Expires: Nov 8 2027