Karen Johnson
Batch # 1149107
06/20/2024 10:18:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240620-0046317

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Lauren Reynolds, hereinafter referred to as Affiant, on this the 15th day of May, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed recorded March 30, 2024 in **Instrument No. 20220330-0037049** in the Register's Office for Davidson County, Tennessee between **Charles D. Bowling Jr. and Laura Bowling** and **Suburban Cowboys, LLC, A Tennessee Limited Liability Company** in regards to the property located 1703 Northview Ave, Nashville, Tennessee 37216.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the legal description. **The Warranty Deed recorded under Instrument No.: 20220330-0037049 reads "Lot No. 4 on the un recorded Plan of Northview Subdivision".**

3. The correct legal description should read **"Pt Lot 4 Nashville Bldg & Loan Co. Sub per MA 20230201-0007398".**

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Lauren Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Lauren Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 19 day of June, 2024.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY