Karen Johnson Davidson County
Batch# 1152542 AFFIDAVIT
06/28/2024 02:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240628-0048941

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

CROSS REFERENCE TO:

Instrument No. 20231214-0096438
Davidson County
FILE# 2023-6570-TS

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 Tammy Shattuck, 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 Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed from Michael R. Atkinson and wife, Rhonda M. Atkinson to Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company, dated December 13, 2023, and recorded on December 14, 2023, in Instrument Number 20231214-0096438, Davidson County, Tennessee Register's Office.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the name of the grantors.

The grantor language should read as follows:

"Dante Atkinson"

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 28th day of June, 2024.

Tammy Shattuck
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Mary E. Armor, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tammy Shattuck 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 28th day of June, 2024.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM... 5-9-2026

Notary Public
My Commission expires:

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 28, 2024 (date of document)

Regina Sullo

Affiant Signature

June 28, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 28th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026