Prepared by:
Brokers Escrow Services, Inc.
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217

Ref: 305 & 307 Woodview Court, Old Hickory, TN 37138
Parcel ID: 06404004400 & 06404010400

Karen Johnson Davidson County
Batch# 1153122 AFFIDAVIT
07/01/2024 02:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240701-0049545

SCRIVENER'S ERROR AFFIDAVIT

This Scrivener's Error Affidavit is made and entered into this 27 day of June, 2024 by Brokers Escrow Services, Inc.

Whereas, Brokers Escrow Services, Inc. prepared and recorded a Deed dated July 17, 2015 from **Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo , to Vilanda I. Merritt, unmarried,** of record in Instrument No **20150720-0070921**, Register's Office for Davidson County, Tennessee.

Whereas, by inadvertence, mistake and scriveners error, the legal description was as follows:

Land in Davidson County, Tennessee, being Lot No. 12-A, on the Zone Lot of Division Lot No. 12, Lake **County**, Section One, of record in Plat Book 5200, page 493, as amended in Plat Book 5800, page 362, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.
Commonly known as: 305 Woodview Court, Old Hickory, TN 37138
Parcel ID: 06404004400
AND
Land in Davidson County, Tennessee, being Lot No. 12-B, on the Zone Lot of Division Lot No. 12, Lake County, Section One, of record in Plat Book 5200, page 493, as amended in Plat Book 5800, page 362, Register's Office for said **County**, to which plan reference is hereby made for a more complete and accurate description thereof.
Commonly known as: 307 Woodview Court, Old Hickory, TN 37138.

Now Therefore, for the purpose of correcting said error, I, Rebecca Waynick, as Agent for Brokers Escrow Services, Inc., as if incorporated in and become a part of the Deed in Instrument No **20150720-0070921**, Register's Office for Davidson County, Tennessee correct the legal description to be the following :

Land in Davidson County, Tennessee, being Lot No. 12-A, on the Zone Lot of Division Lot No. 12, Lake **Country**, Section One, of record in Plat Book 5200, page 493, as amended in Plat Book 5800, page 362, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.
Commonly known as: 305 Woodview Court, Old Hickory, TN 37138
Parcel ID: 06404004400
AND
Land in Davidson County, Tennessee, being Lot No. 12-B, on the Zone Lot of Division Lot No. 12, Lake County, Section One, of record in Plat Book 5200, page 493, as amended in Plat Book 5800, page 362, Register's Office for said **Country**, to which plan reference is hereby made for a more complete and accurate description thereof.
Commonly known as: 307 Woodview Court, Old Hickory, TN 37138.

I do hereby acknowledge and affirm that the above is true and correct.

Brokers Escrow Services, Inc,

By; Rebecca Waynick
As Agent

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Waynick, with whom I am personally acquainted , and who acknowledged herself to be an Agent for Brokers Escrow Services, Inc. , and who with the authority to do so executed the above instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28 day of June, 2024

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Toni Rutgerson , do hereby make oath that I am a licensed attorney 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.

Affiant Signature Date 6/28/24

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 28th day of June, 2024.

Notary Public
My Commission Expires

