Karen Johnson
Batch # 1160060
07/22/2024 09:23:50 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20240722-0054520

Instrument prepared by:

Advantage Title & Escrow

1321 Murfreesboro Pike, #823
Nashville, TN 37217
17168

NOTICE OF CORRECTION OF SCRIVENER'S ERRORS IN THE GRANTORS ON THE FOLLOWING WARRANTY DEED

RE: Correction of including legal description on the Warranty Deed
from Aung Lin and Than Than Oo nka Diana Lin, husband and wife,
to HOK Remodeling Group, Inc., Grantee
of record in Instrument No. 20240403-0023296
in the Register office of Davidson County, Tennessee.
Prepared by Closed Title and Advantage Title and Escrow, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Victor Hazelwood, President of Advantage Title and Escrow, Inc., states that he is now and was at the time hereinafter mentioned, acting president of Advantage Title and Escrow, and that on the 29th day of March, 2024,Closed Title and Advantage Title and Escrow, Inc. prepared a certain Warranty Deed, which appears of record as Instrument No. 20240403-0023296, in the Register office of Davidson County, Tennessee; and,

THAT WHEREAS, by inadvertence and mistake, the hereinabove said deed contained the following scrivener's errors by not including legal description of the property on the Warranty Deed

NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, legal description on said Warranty Deed to read as follows:

Being Lot No. 59 on the Plan of Hillbrook, Section II of record in Plat Book 3300, Page 12, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a a more complete description of the property.

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

Victor Hazelwood, President

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 Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Nashville, TN on this 1 day of July, 2024.

Notary Public
commission expires

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026