Karen Johnson Davidson County
Batch# 1160948 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20240723-0055355

THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 34265

SCRIVENER'S AFFIDAVIT – WARRANTY DEED

Whereas, by Warranty Deed (hereinafter "Deed") of record in Instrument No. 20210513-0064971, in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee Limited Liability Company, Grantor, conveyed all its right, title and interest to William L. Graves, and Jane A. Graves, as Trustees, Grantees, in certain property described therein; and

Whereas, said Deed contained an error in the Grantees' names.

Now, therefore, comes Jeremy H. Cherry, as Partner of Ortale Kelley Law Firm, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Ortale Kelley Law Firm, prepared said Deed on May 12, 2021 by and between the above parties to convey right, title and interest in real property located in Davidson County, Tennessee, as described therein; that said Deed contained an error in the Grantees' names and that said Deed is hereby corrected to show that Grantees' names shall be corrected as follows:

"WILLIAM L. GRAVES AND JANE A. GRAVES AS TRUSTEES TO THE WILLIAM L. GRAVES AND JANE A. GRAVES TRUST NO. 1, DATED MAY 15, 2018."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20210513-0064971 recorded on May 13, 2021, Register's Office for Davidson County, Tennessee, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 18th day of July, 2024.

AFFIANT: Ortale Kelley Law Firm

By: _____
Jeremy H. Cherry, Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 18th day of July, 2024, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jeremy H. Cherry, Attorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed, in his capacity as Partner of Ortale Kelley Law Firm, the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 9/28/2026

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 July18, 2024.

Affiant Signature

7/22/2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22 day of July, 2024.

SR
Notary's Signature

My Commission Expires: _____

(*SEAL*)

