Karen Johnson Davidson County
Batch# 1161128 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20240724-0055662

THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT
WARRANTY DEED

Whereas, by Warranty Deed of record in Instrument No. 20151222-0128515, Register's Office for Davidson County, Tennessee, **New, LLC, a Tennessee limited liability company,** Grantor, conveyed certain property to **Samuel D. Nugent and W. Todd Stutts, both unmarried, as Tenants in Common with the Right of Survivorship,** Grantees (the "Deed"); and

Whereas, the Deed contained an error in the Map/Parcel Number of the property.

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 by and between the above parties to convey real property located in Davidson County; that the Deed contained an error in the Map/Parcel Number of the property being conveyed in the legal description. The Map/Parcel Number in the Deed shall be corrected to show as follows:

"Map/Parcel Number: 105-6-E-00lCO"

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20151222-0128515, Register's Office for Davidson County, Tennessee, in, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 23rd day of July, 2024.

AFFIANT:

Ortale Kelley Law Firm:

By: _____
Jeremy H. Cherry, Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 23rd 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

MY COMMISSION EXPIRES: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 July 23, 2024 (date of document).

Affiant Signature

July 23, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

