Scrivener's Affidavit of Preparation of Warranty Deed

(of record in Instrument number 20240618-0045801)

Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is: $95,750.00

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed wherein Anziel Kent Nash, was stated to be the grantor;
2. That Concord Title prepared a certain Warranty Deed wherein Sandra Elias and Peter Elias , was stated to be the grantee;
3. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument Number 20240618-0045801 2059 , on June 18, 2024;
4. That the Consideration amount stated: "**$144,250.00**"
5. That the correct consideration amount should have stated: "**$240,00.00**"
6. That Concord Title is hereby with this instrument correcting said Warranty Deed to reflect the consideration.
7. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Concord Title

By: _____

Tracey Boshears

Its: Office Manager

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracey Boshears , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Office Manager of Concord Title, Cool Springs and that he is authorized by Concord Title to execute this instrument on its behalf by herself as such Office Manager .



_____

Notary Public

My commission expires: 6/27/25

Karen Johnson Davidson County
Batch # 1163695 DEEDWARR
07/30/2024 10:30:43 AM 1 pg
Fees: $13.00 Taxes: $354.28

20240730-0057469

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067