Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

Karen Johnson Davidson County
Batch# 1168437 AFFIDAVIT
08/13/2024 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061112

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A. Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20240424-0029572.

2) That the Grantor(s) in said document was Natasha Frame.

3) That the Grantee(s) in said document was LAWBS Holdings, LLC, a Tennessee Limited Liability Company.

4) That the date of execution of said document was April 23, 2024.

The real property affected by the said document is municipally known as 232 Deer Pointe located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Final Plat - Section 1, Woodland Forest - Planned Unit Development of record in Plat Book 6900, Page 534 through 536, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to LAWBS Holdings, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated April 23, 2024, and being of record at Instrument No. 20240424-0029572 in the Register's Office of Davidson County, Tennessee.

5) That due to scrivener's error or oversight, said document was recorded with the following error: Grantee name is missing "Limited" in their name

6) That the above mentioned error is corrected to read as follows, instead:

LAWBS Holdings, LLC, a Tennessee Limited Liability Company

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 9 day of August, 2024.

Holly A. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9 day of **August, 2024**, before me, the undersigned officer, personally appeared **Holly A. Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9/7/2026



Certificate of Authenticity

I, Holly A. Mason, 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 August 9 2024.

Affiant Signature

8/9/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of August 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026