PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1175441 AFFIDAVIT
08/29/2024 03:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240829-0066699

CROSS REFERENCE TO:
Instrument No. 20240412-0026102
Davidson County
FILE# 2024-6766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Regina Sullo, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed from Xiaoshan Zhao to 3 Dog Properties Knoxville, LLC, recorded on April 12, 2024, at Instrument No. 20240412-0026102, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the legal description. **Specifically, the Instrument Number for the Declaration of Covenants, Conditions and Restrictions for Vibe Homeowner's Association was incorrect.**

The legal description should read as follows:

"Land in Davidson County, Tennessee, being all of Unit 36 of Vibe, as shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-**0066733**, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property."

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 22nd day of August 2024.

Regina Sullo
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tammy Shattuck, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Regina Sullo to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 22nd day of August 2024.

Notary Public
My Commission expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 22, 2024 (date of document)

Regina Sullo

Affiant Signature

8/22/24

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 29th day of August, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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