Karen Johnson Davidson County
Batch# 1183010 AFFIDAVIT
09/18/2024 11:29:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240918-0072359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Scrivener's Affidavit of Preparation of Warranty Deed
(reference to instrument # 20210716-0095579, DCROD)

Comes now 615 Title, LLC, with the address of 807 Bradford Avenue, Nashville, Tennessee 37204 , by and through its authorized agent, and states on oath:

1. That 615 Title, LLC, prepared a certain Warranty Deed dated July 9, 2021, wherein Brian Passons and Jillian Passons, husband and wife and Julia Passons, were the named grantees;
2. That said Warranty Deed through mistake includes the name Julia Passons as a grantee in the granting clause;
3. That said Warranty Deed was originally recorded with the Register of Deeds for Davidson County, Tennessee at Instrument Number 20210716-0095579, on July 16, 2021;
4. That such Warranty Deed, which is hereby corrected, to read as follows:

For and in consideration, of the sum of Ten Dollars, cash in hand paid by the hereinafter GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Sue Wood, an unmarried woman,

Hereinafter called the GRANTORS, have bargained and sold, and by there presents do transfer and coney unto

Brian Passons and Jillian Passons, husband and wife,

Hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to Wit:

5. That said inclusion of the name Julia Passons was a scrivener's error;
6. That said vesting clause is hereby corrected;
7. That this affidavit is given to explain and correct the error and to assist the present owner and lender, as well as all future owners, lenders, title examiners and insurers.

615 Title, LLC a Tennessee
limited liability company

By: _____
D. Shayne Adair
Its: Manager

Subscribed and sworn to before me this 17th day of September 2024.

_____
Notary Public
My commission expires: 5/3/2027

CARRIE THOMPSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Manager of 615 Title, LLC, a limited liability company, and that he is authorized by 615 Title, LLC to execute this instrument on its behalf.

Witness my hand and seal at Nashville, Tennessee, this 17th day of September 2024.

_____
Notary Public
My commission expires: 5/3/2027

CARRIE THOMPSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/17/24.

Affiant Signature

9/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY