Karen Johnson Davidson County
Batch# 1199684 AFFIDAVIT
10/31/2024 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084621

When recorded mail to:
James Myatt
1715 Kellow Street
Nashville, TN 37208

ESCROW NO.: TN-127425

AFFIDAVIT OF SCRIVENER'S ERROR

Bryan Burkholder, being first duly sworn under oath states as follows:

That she/he is an/a employee of Cypress Ascendant Services, LLC, an Arizona Limited Liability Company, and in that capacity is duly authorized to execute this affidavit.

WHEREAS on 6/24/2021, an instrument entitled Warranty Deed between Two Dogs Development, LLC, a Tennessee limited liability company, grantors and Jim Myatt and Marcia Myatt, husband and wife, grantee, to be placed of record in the office of the County Recorder of Davidson County, Tennessee, in 20210624-00085368.

WHEREAS, the legal description set forth in said Deed contained an error; and

WHEREAS, Cypress Ascendant Services, LLC desires that the legal description therein be corrected for the benefit of the public record;

NOW THEREFORE, Bryan Burkholder, employee, hereby corrects the legal description to read as follows:

See Exhibit "A" attached hereto and made a part hereof.

Dated this 23rd day of October, 2024

Cypress Ascendant Services, LLC, an Arizona limited liability Company

BY: _____
~~Bryan~~ Bryan Burkholder

State of ~~Arizona~~ CA)
)SS
County of ~~Maricopa~~ Tulare)

This instrument was acknowledged before me this 24th day of ~~23rd~~ day of October, 2024, 2020 by Bryan Burkholder as, employee of Cypress Ascendant Services, LLC, an Arizona Corporation.

_____
Notary Public

My commission expires: March 15, 2025

ANNA M. BALLESTEROS
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2351661
TULARE COUNTY
My Comm. Exp. March 15, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 18th Ave HPR, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 18th Ave HPR, of record in Instrument No. 20210519-0067849, 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 Jim Myatt and Marcia Myatt, husband and wife by Warranty deed from Two Dogs Development, LLC, a Tennessee limited liability company of record in Instrument No. 20210624-0085368 and Scrivener's Affidavit Recorded in Official Records Instrument No. 20210727-0100407 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 24, 2021.

Map and Parcel:
081-03-1 X-002.00-CO

Tennessee Certification of Electronic Document

I, Jonathan Syavong, 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 10/29/2024 (date of document).

Jonathan Syavong
Affiant Signature

10/29/2024
Date

State of Texas

County of Denton

Sworn to and subscribed before me this 29th day of October 2024

Notary's Signature

MY COMMISSION EXPIRES: 6-23-27

NOTARY'S SEAL

FRANCISCO LUCIO
Notary Public, State of Texas
Comm. Expires 06-23-2027
Notary ID 13442664-6