Karen Johnson Davidson County
Batch# 1212818 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20241205-0094495

THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT
CORRECTING SPECIAL WARRANTY DEED

Whereas, by Special Warranty Deed (hereinafter referred to as "Deed") dated September 24, 2021, of record in Instrument No. 20210929-0131055, in the Register's Office for Davidson County, Tennessee, **3100 BELWOOD STREET FLATS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter "**Grantor**" conveyed certain property described therein to **LEASED HOME, LLC, A WISCONSIN LIMITED LIABILITY COMPANY (91% UNDIVIDED INTEREST) AS TENANTS IN COMMON WITH CHRISTOPHER J. GROBNER AND WIFE, JULIE HOECHERL GROBNER (9% UNDIVIDED INTEREST)**, hereinafter "**Grantees**"; and

Whereas, the Deed contained an error in the name of one of the Grantees in several places throughout the Deed; and

Now, therefore, comes Jeremy H. Cherry, as Partner of Ortale Kelley Law Firm, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Ortale Kelley Law Firm prepared said Deed by and between the above parties to convey real property located in Davidson County, Tennessee therein described; that the Deed contained an error in the name of one of the Grantees'. The Grantees' Names on the Deed shall be stricken, and the following shall be substituted in lieu thereof:

"NAME/ADDRESS OF NEW OWNER:

LEASED HOMES, LLC
CHRISTOPHER J. GROBNER AND
JULIE HOECHERL GROBNER
4738 S. FOREST POINT BLVD.
NEW BERLIN, WI 53151"

"FOR AND IN CONSIDERATION OF TEN ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **3100 BELWOOD STREET FLATS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED "GRANTOR,"** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEYED UNTO **LEASED HOMES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY (91%**

UNDIVIDED INTEREST) AS TENANTS IN COMMON WITH CHRISTOPHER J. GROBNER AND WIFE, JULIE HOECHERL GROBNER (9% UNDIVIDED INTEREST), HEREINAFTER CALLED "GRANTEES," ITS SUCCESSORS AND REPRESENTATIVES, AND THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:"

That Affiant makes this Affidavit solely for the purpose of correcting said typographical errors contained in the Deed of record in Instrument No. 20210929-0131055, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 5th day of December, 2024.

AFFIANT:

Ortale Kelley Law Firm:

By: _____
Jeremy H. Cherry, Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 5th day of December, 2024, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jeremy H. Cherry, Attorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed, in his capacity as Partner of Ortale Kelley Law Firm, the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 December 5, 2024 (date of document).

Affiant Signature

December 5, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

