This instrument prepared by:
Dylan Morse
Luxe Title, LLC
880 GreenLea Blvd.
STE 100
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1225764 AFFIDAVIT
01/13/2025 12:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250113-0002568

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
) ss.
COUNTY OF ~~DAVIDSON~~ Rutherford)

The undersigned Affiant, being first duly sworn, states as follows:

1. I, Dylan Morse, the Affiant, am familiar with certain facts regarding the real property commonly known as: 2045 Village Park Circle, Old Hickory, TN 37138, hereinafter referred to as the "Property".

2. The instrument affecting the Property, which contains a Scrivener's Error, is: a Warranty Deed from Jordan L. Benkelman, an unmarried man, and Corey R. Clark, an unmarried man to Robert Keith Jones of record in Instrument No. 20240326-0020939, Register's Office for Davidson County, Tennessee.

3. The Scrivener's Error which is to be corrected by this Affidavit is: the correction of an Instrument No. in the legal description's first paragraph.

   The Warranty Deed incorrectly describes the Property as: ... Phase 3B of record in Plat at Instrument No. 20190423-0071997, ...

   The Warranty Deed should have described the Property as:
   Land in Davidson County, Tennessee, being Lot No. 13 on the Revision Final Plat of Village Green, Phase 3B of record in Plat at Instrument No. 20190723-0071997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Dated this 8th day of January, 2025.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Rutherford

Sworn to and subscribed before me this 8th day of January, 2025

Notary Signature
My commission expires: 02/21/2027 ~~2025~~

MADLIN AGUIB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 January 13, 2025.

(AFFIANT) – Anita Lester

January 13, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me January 13, 2025.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON