Karen Johnson Davidson County
Batch# 1234268 AFFIDAVIT
02/05/2025 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250205-0008680

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record as Instrument No. 20210223-0021488 in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee limited liability company, Grantor, conveyed to Lauren Orender and William Orender, wife and husband, Grantees, certain property described therein; and

WHEREAS, said Warranty Deed referenced the wrong instrument number and section number for the Plan of Final Plat Carothers Farms.

NOW, THEREFORE, comes Jeremy H. Cherry, Attorney at Law, a partner of Ortale Kelley Law Firm, PLLC and a resident of Williamson County, Tennessee, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

THAT Richard W. Sebastian, now deceased and a former partner of Ortale Kelley Law Firm, now Ortale Kelley Law Firm, PLLC, did on February 12, 2021, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that the Warranty Deed legal description incorrectly showed Plan of Final Plat Carothers Farms, Phase 3, Section 2 of record in Instrument No. 20181217-012265 in the Register's Office for Davidson County, Tennessee, and that said Warranty Deed is hereby corrected to show the Plan of Final Plat Carothers Farms, Phase 3, Section 3, of record in Instrument No. 20191126-0122176, as amended by Surveyor's Certificate of Correction of record as Instrument No. 20200207-0014664 in the Register's Office for Davidson County, Tennessee.

THAT Affiant makes this Affidavit for the purpose of correcting said error contained in the Warranty Deed of record as Instrument No. 20210223-0021488 in the Register's Office for Davidson County, Tennessee, which was a scrivener's error rather than any expression of intent by the parties thereto.

It is expressly agreed that all other terms and provisions of said Warranty Deed shall remain in full force and effect.

Executed at Nashville, Tennessee, this the 4th day of February, 2025.

Jeremy H. Cherry – Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

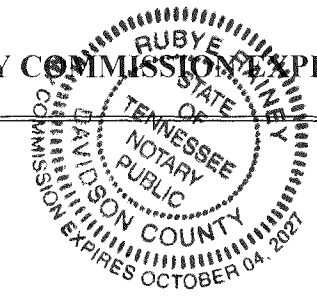
Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jeremy H. Cherry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

Rubye Rainey

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



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 February 4, 2025 (date of document).

Affiant Signature

February 4, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

