Karen Johnson Davidson County
Batch# 1334851 AFFIDAVIT
10/16/2025 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251016-0082454

THIS INSTRUMENT PREPARED BY:
J. Walker Lewis, Esq.
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 36368

SCRIVENER'S AFFIDAVIT
WARRANTY DEED

Whereas, by Warranty Deed of record in Instrument No. 20230915-0072541, Register's Office for Davidson County, Tennessee, **Regent Homes, LLC**, a Tennessee Limited Liability Company, Grantor, conveyed certain property to **Makenzie Motschenbacher**, a single woman, Grantee (the "Deed"); and

Whereas, the Deed through error and inadvertence was recorded without the legal description of the property attached that was being conveyed by the parties.

Now, therefore, comes J. Walker Lewis, a resident of Wilson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant, is an attorney at Ortale Kelley Law Firm, PLLC, the office that prepared such Deed on September 11, 2023, by and between the above parties to convey real property located in Davidson County known as 3252 Tasker Drive, Antioch, TN 37013; that the Deed inadvertently omitted the exhibit which should have contained the legal description of the property being conveyed therein; and that the Deed shall be corrected as follows:

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

THAT Affiant makes this Affidavit solely for the purpose of correcting said error contained in the Deed of record in Instrument No. 20230915-0072541**,** in the Register's Office for Davidson County, Tennessee, explaining the error and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

Executed at Nashville, Tennessee, this the 16th day of October, 2025.

AFFIANT: J. Walker Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 16th day of October, 2025, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named J. Walker Lewis, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Phase 5, Districts 2, 3 & 5, Burkitt Ridge Subdivision of record in Plat at Instrument No. 20220525-0060826, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty deed from McGowan Family Limited Partnership, a Tennessee limited partnership of record in Instrument No. 20210326-0040069 Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 26, 2021.

Being also known as 3252 Tasker Drive, Antioch, TN 37013.

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 October 16, 2025 (date of document).

Affiant Signature

October 16, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

