Karen Johnson Davidson County
Batch# 1337458 AFFIDAVIT
10/23/2025 12:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251023-0084512

THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
4520 Mint Hill Village, Suite 205
Mint Hill, NC 28227

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

WHEREAS, Danielle Chandler, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of ARK TITLE GROUP, LLC acting on behalf of ARK TITLE GROUP, LLC,

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in that the plat reference was incorrect:

Instrument:	Special Warranty Deed
Grantor:	Meritage Homes of Tennessee, Inc.
Grantees:	Michael Robert Robbe and Jodi Rende Zych
Recorded in Book / Page:	20211129-0157248
Date Recorded:	November 29, 2021

WHEREAS, this Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the plat reference.

NOW, THEREFORE, the legal description is hereby corrected to:

Land in Davidson County, Tennessee, being Lot No. 219, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Signed this 14th day of October, 2025.

Affiant

Danielle Chandler

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Danielle Chandler, Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of October, 2025.

NOTARY PUBLIC
My commission expires: 8-5-2029

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Danielle Chandler, 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 this 14 day of October, 2025.

Attorney/ Custodian

10/14/2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rachel Richard, a Notary Public for this county and state, Danielle Chandler who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 14 day of October, 2025.

Notary Public
My commission expires on: 01/18/2027

(seal)

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY