Karen Johnson Davidson County
Batch# 612044 DEEDWARR
04/09/2021 04:01:30 PM 2 pgs
Fees: $13.00 Taxes: $38.85
20210409-0047808

Prepared by:
Wagon Wheel Title & Escrow
204 S. 11th Street
Nashville, Tennessee 37066

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Sarah Ames, as authorized representative of Wagon Wheel Title & Escrow, LLC ("Wagon Wheel"), being first duly sworn, deposes and makes oath as follows:

I Prepared the following documents:

> Warranty Deed dated February 23, 2021, from AT1 Edwin Greens, LLC, a Tennessee Limited Liability Company, as Grantor, to James Stephens, as Grantee, which was recorded in Instrument No. 20210225-0023731, said Register's Office;

The Grantor of the real property contained in the above-referenced instrument was incorrectly shown as a Tennessee Limited Liability Company. The company is a Delaware Limited Liability Company.

The value of consideration referenced on page 1 of the Warranty Deed was erroneously shown as $435,000.00. The correct value of consideration is $445,500.00.

Therefore, in order to comply with the intentions of the parties to said instrument, the value of consideration and state of incorporation of Grantor on the above described Warranty Deed is hereby substituted and corrected in its entirety.

Witness my hand this 7th day of April, 2021.

Wagon Wheel Title & Escrow, LLC

Affiant Name: Sarah Ames
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Ames, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2021.

Notary Public

MOLLY LANDMESSER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 06, 2025
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022