Karen Johnson Davidson County
Batch# 854178 AFFIDAVIT
05/12/2022 11:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054694

This Instrument Prepared By:
Phoenix Title Services, LLC
121 First Avenue South, Ste. 200
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT
For
Warranty Deed
Of Record in
Instrument No. 20220419-0044892

The undersigned representative of Phoenix Title Services, LLC, preparer of the above referenced Warranty Deed of record in Instrument No. 20220419-0044892 hereby certifies that by inadvertent or mistake, a clerical error was made in the preparation of the Warranty Deed. The derivation clause was omitted. The derivation clause should have read:

Being the same property conveyed to Hugh A. Chisholm, a married man by Deed from Dirk L. Baumgardner and Audry L. Baumgardner, husband and wife, dated March 28, 2019, of record in Instrument No. 20190403-0030043, in the Register's Office for Davidson County, Tennessee.

This affidavit is being recorded to correct said error.

Witness my hand this 4th day of May, 2022.

Phoenix Title Services, LLC

By: Jill Swicegood
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jill Swicegood, with whom I am personally acquainted, and who proved herself to be the authorized agent of Phoenix Title Services, LLC, the affiant and who, being authorized to do so, acknowledged she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 4th day of May, 2022

Notary Public

My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Blake Harris Reynolds, 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 May 4, 2022.

Date

Affiant Signature

May 4, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of May, 2022.

Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

