PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 882618 AFFIDAVIT
06/30/2022 03:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220630-0076264

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Leslie A. Garside, a resident of Williamson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an attorney of Magnolia Title & Escrow, Inc., on March 31, 2021, prepared a certain Warranty Deed executed by Beverly Dawn Miller, Executrix of the Estate of Martha Ruth Miller, which appears of record in Instrument No. 20210405-0044419, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to fully complete the correct Legal Description in said Warranty Deed.

3. Whereas, by inadvertence, error and mistake, Affiant incorrectly referenced a plat page in the Legal Description in said deed.

4. Now, therefore, Affiant hereby certifies that the following Legal Description does and is intended to replace the Legal Description within said Deed at Instrument No. 20210405-0044419, Register's Office for Davidson County, Tennessee (any changes are in **Bold** face type):

   Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Lindell Heights of record in Plat Book **1835**, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Said Lot No. 29 fronts 72 feet on the South side of Lindell Street and runs back between lines, 193.3 feet on the West line and 193.2 feet on the East line, to a dead line on which it measures 72 feet.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Deed recorded on April 5, 2021 in Instrument No. 20210405-0044419, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Leslie A. Garside, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Leslie A. Garside,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: _____.

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, Leslie Garside, 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 6/30/2024.

Date

Affiant Signature

6/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025