This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 12th day of July, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared and/or recorded a Warranty Deed of record in **Instrument Number 20211022-0142357**, Register's Office for Davidson County, Tennessee, by and between **Christian Griffiths and Melissa Griffiths, husband and wife** (Grantor) and **Wyatt Steel Licht and Maxmillian Licht, joint tenancy with right of survivorship** (Grantee).

2. That the New Owner's name and Grantee's name in said Warranty Deed was recorded with a typographical error in that the Grantee's name is incorrect.

3. That the correct name of the Grantee should read:

   Wyatt Steele Licht and Maxmillian Licht, joint tenancy with right of survivorship

4. That the New Owner's name should read:

   Wyatt Steele Licht and Maxmillian Licht

5. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 this 12th day of July 2022.

NOTARY PUBLIC

My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson Davidson County
Batch# 887956 AFFIDAVIT
07/13/2022 08:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220713-0080257

Certificate of Authenticity

I, Ryan Lux, 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 7/12/22.

Date

Affiant Signature

7/12/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2022.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)