Prepared by:
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 889282 AFFIDAVIT
07/14/2022 03:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220714-0081160

SCRIVENER'S AFFIDAVIT

The undersigned, LEE ANN MERRITT, as representative of Stewart Title Company Tennessee Division, having personal knowledge of the facts herein stated, hereby swears and affirms the following:

Warranty Deed from William G. Owen, an unmarried man, GRANTOR(S), to MUSIC CITYFINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, GRANTEE(S), conveyed the parcel of real estate located at: 4112 Helena Bay Court, Hermitage, TN 37076, and more particularly described as:

> Land in Davidson County, Tennessee, Being Lot No. 1, on the FINAL PLAT, LAKE PARK, SECTION TWELVE, of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Warranty Deed dated 01/10/2021, recorded on 01/26/2022 in Instrument number 20220126-0009470, in the Registers Office of Davidson County, Tennessee, was erroneously recorded in error and invalid.

Warranty Deed dated 01/10/2021, recorded on 01/26/2022 in Instrument number 20220118-0006703, in the Registers Office of Davidson County, Tennessee, contained a typographical error in the date of when the document was executed.

The purpose for this affidavit is to show the following:

> **The correct and legal Warranty Deed was executed on 01/10/2022 and recorded on 01/18/2022 in Instrument number 20220118-0006703, in the Register's Office of Davidson County Tennessee.**

Signed under the penalties of perjury this 13th day of July, 2022.

STEWART TITLE COMPANY TENNESSEE DIVISION

By: _____
LEE ANN MERRITT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, **LEE ANN MERRITT,** with whom I am personally acquainted and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2022

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-25

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 July 13, 2022.

Tracey Trumphour
Affiant
Date: 7-13-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of July, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY