Karen Johnson Davidson County
Batch# 906359 AFFIDAVIT
08/22/2022 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220822-0094650

**This Instrument Prepared By:**
**Foundation Title & Escrow**
**277 Mallory Station Road, Suite 102,**
**Franklin, TN 37067**

# SCRIVENER'S AND/OR CLOSER'S AFFIDAVIT

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

I, **Ashley Morgan**, on behalf of Foundation Title & Escrow being first duly sworn depose and say:

1. That Foundation Title & Escrow prepared and/or closed and/or witnessed for execution a Warranty Deed dated July 15, 2015 by and between Dylan Phillips and April Phillips, Husband and Wife ("Grantors") and Deborah A. Armijo ("Grantees") filed July 22, 2015 @ 12:44PM of record in Instrument No.# 20150722-0071812 in the Davidson County, Tennessee Register of Deeds Office;

2. Based on information provided by the parties, the following defects or inaccuracies (and the corrections thereof) existed in the aforementioned documents:

The grantors should have been listed as:

**Kenneth D. Phillips, also known as Dylan Phillips and April Phillips, husband and wife.**

The Notary Acknowledgement should have been shown as:

**Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Kenneth D. Phillips A/K/A Dylan Phillips, Individually and as attorney-in-fact for April Phillips, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by Kenneth D. Phillips A/K/A Dylan Phillips, Individually and as attorney-in-fact for the purposes therein contained.**

FURTHER AFFIANT SAITH NAUGHT.

Ashley Morgan

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 19th DAY OF August, 2022.

*SEAL*

KAILEY B. DEMASTUS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 08/10/2024

**File: GRN-152746**

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Ashley Morgan** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 19th day of August, 2022.

*SEAL*

NOTARY PUBLIC
COMMISSION EXPIRES: 08/20/2024

KAILEY B. DEMASTUS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**File: GRN-152746**

Certificate of Authenticity

I, Jameika Jones, 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 8/19/2022.

Date

Jameika Jones

Affiant Signature

8/22/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)