This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 958411 AFFIDAVIT
01/05/2023 02:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230105-0001087

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 20th day of October, 2022, my office, witnessed the execution of a Warranty Deed in which JOSHUA TIDWELL AND GENEVIEVE TIDWELL, HUSBAND AND WIFE, conveyed a certain parcel of land in Davidson County, Tennessee to BONNIE RHODES AND BRAXTON PEIRCE RHODES, WIFE AND HUSBAND, which deed is of record with Instrument number 20221101-0117859, Register's Office for said County;

3. That the buyer was listed as BONNIE RHODES AND BRAXTON PEIRCE RHODES, WIFE AND HUSBAND, throughout said Warranty Deed, but should read as:

   BONNIE RHODES AND BRAXTON PIERCE RHODES, WIFE AND HUSBAND

Further affiants say not.

Executed the 30th day of December, 2022 for the purposes herein stated,

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2022.

My Commission expires: 9-6-26

Notary Public

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-30-22.

Affiant Signature

1-5-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY