Karen Johnson Davidson County
Batch# 971891 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
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THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
(615) 320-3262 (PHONE)
(615) 320-3280 (FAX)

DEED AFFECTED AS FOLLOWS:
WARRANTY DEED
INSTRUMENT NO. 20050727-0087541
DAVIDSON COUNTY REGISTER'S OFFICE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Comes now Ernest D. Bennett, III ("Affiant") and states under oath as follows:

1. Affiant is an attorney licensed to practice law in Tennessee, B.P.R. #005277, and serves as President of Lawyer's Escrow Service, Inc. ("Closing Agent") with an office located at 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215. Affiant is also President and Senior Attorney of Bennett & Pressley, P. C. which is the same as, and successor in interest to, Michael J. Philbin, P.C. ("Law Firm")
2. Closing Agent, by and through Shelly Abell, who was an employee of Closing Agent at the time, prepared a Warranty Deed From Beazer Homes Corp., a Tennessee corporation ("Seller") to Edward A. Sloan, Jr., a single man ("Buyer") that was subsequently executed on July 15, 2005 by Ruth Lyon, as agent for Seller, and recorded on July 27, 2005 at Instrument No. 20050727-0087541 in the Register's Office for Davidson County, Tennessee (the "Warranty Deed"). The Warranty Deed referenced that it was prepared by Law Firm, which was and is affiliated with Closing Agent; however, the Warranty Deed was prepared by the above-referenced staff member of Closing Agent as stated hereinabove.
3. It has recently been noted that, due to inadvertence of the above-referenced preparer of the Warranty Deed, the notary's acknowledgement contained blanks where there should have appeared the name of Ruth Lyon as the authorized signatory for Seller. This Scrivener's Affidavit is for the purpose of correcting that error. Accordingly, the notary's acknowledgement attached to and forming a part of the referenced Warranty Deed should be deemed corrected and revised by the insertion of the name "Ruth Lyon" in the two (2) blanks appearing in the notary's acknowledgement.
4. Affiant recognizes the signature affixed to the Warranty Deed by "Ruth Lyon, agent" as the signature of Ruth Lyon, which Affiant has seen many times in connection with closings and the execution and delivery of closing documents by Seller. Affiant further recognizes the signature of Shelly Abell as notary on the notary's acknowledgement, and her stamp thereupon, as being her signature and stamp, she having personally supervised the closing that resulted in the execution and delivery of the Warranty Deed and personally witnessed the signature of "Ruth Lyon, agent" that resulted in her execution and sealing of the notary's acknowledgement that inadvertently omitted the name of "Ruth Lyon" from the two blanks therein.

Now, therefore, in order to clarify the public record with respect the referenced Warranty Deed, I do hereby affirm, certify, and confirm that this Affidavit is made of my personal knowledge, that the information contained herein is true and correct and for the purpose of correcting the notary's acknowledgment in the referenced Warranty Deed, which is complete and accurate in all respects other than the omission of the name of "Ruth Lyon" that should have been inserted into the blanks in the notary's acknowledgement. Affiant does further hereby affirm and state that the correction of the notary's acknowledgement of the Warranty Deed in the manner stated herein in no way alters the understanding or intentions of the Seller or Buyer named in said Warranty Deed.

Executed this 16th day of February, 2023.

Ernest D. Bennett, III, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Ernest D. Bennett, III, the above-named Affiant in the within instrument, who is personally known to me or proved upon satisfactory evidence, and who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief.

SUBSCRIBED AND SWORN TO before me this 16th day of February, 2023.

My Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 16th day of February, 2023.

Ernest D. Bennett, III, Affiant — Date: 02/16/2023

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16th day of February, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024