Karen Johnson Davidson County
Batch# 982824 AFFIDAVIT
03/21/2023 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230321-0020330

Prepared by:
Signature Title Services, LLC
1517 Hunt Club Blvd. Suite 200
Gallatin, TN 37066
615-724-7100
ST22-OUT-3960

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Rutherford

The undersigned, **Katie Smith**, being first duly sworn, deposes and makes oath as follows:

I prepared, in the scope of my employment, the following document:

Warranty Deed dated March 2, 2023, from Wanda H. Dye, unmarried woman, to Erin Dias, Trustee of the 913 Bailey St Trust, recorded March 3, 2023 as Instrument No. 20230303-0015338, Register's Office for Davidson County, Tennessee.

Due to an inadvertent clerical error, the legal description below was inaccurate in that it showed the wrong plat book page. The legal description as shown on the above referenced instrument read as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of JG Grissim's Grand Avenue Addition, of record in Book 974, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

The correct legal description should read as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of JG Grissim's Grand Avenue Addition, of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Therefore, in order to comply with the intentions of the parties to said instrument, the referenced deed of trust is hereby amended to include said second, newer legal description.

Witness my hand this 20 day of March, 2023.

Affiant: **Katie Smith**

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, **Katie Smith**, the within Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 20 day of March, 2023

Notary Public

My commission expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 3/20/23.

Date

Jennifer Russell

Affiant Signature

3/21/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of March, 2023.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.