Karen Johnson Davidson County
Batch# 984523 AFFIDAVIT
03/24/2023 12:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230324-0021619

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(Reference to Warranty Deed recorded in Instrument No.20230221-0012141, RODC)

Comes now, Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215, and states on oath:

1. That Robert L. Scruggs, Attorney's office prepared the Warranty Deed dated February 21, 2023 and recorded in Instrument No. 20230221-0012141, in the Register's Office of Davidson County, Tennessee, wherein Paula Flynn, an unmarried woman was the grantor and Dwaine Anderson and Leilani Baulware, husband and wife were the grantees;

   Property Address: 912 Harpeth Trace Drive, Nashville, TN 37221

2. That through inadvertence the Grantee's names was incorrect, as recorded;

3. That the correct Grantee's vesting should read as follows:

   Dwaine Anderson and Leilani Boulware, husband and wife

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named **Robert L. Scruggs**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 24th day of March 2023.

My commission expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Notary Public

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 24th day of March, 2023

Robert L. Scruggs, Affiant 3/24/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 24th day of March, 2023

Notary's Signature

My Commission Expires: 9.8.2025

