Karen Johnson Davidson County
Batch# 997300 AFFIDAVIT
04/28/2023 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230428-0031320

This Instrument Prepared By:
Stewart Title Company
100 Bluegrass Commons Blvd., Suite 115
Hendersonville, TN 37075

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Steven G. Waters on behalf of Stewart Title Company, who is well known to me and said person swore under oath and stated as follows:

1. That Stewart Title Company, assisted in the preparation of and submitted the following instrument for recording:

   Warranty Deed from **Meritage Homes of Tennessee, Inc., an Arizona corporation** to **Jessica Lynn Bekar, an unmarried woman and Christy Renee Wallace, an unmarried woman, as tenants in common with the right of survivorship,** dated May 25, 2022, and filed for record on May 31, 2022, of record in Instrument No. 20220531-0062608, in the Register's Office for Davidson County, Tennessee

2. Through inadvertence and mistake, the legal description contained in the Warranty Deed incorrectly stated that the property was located in Riverbrook Subdivision, Phase 1B, as shown on plat of record in Plat Instrument No. 202111190154025, when in fact the correct phase and plat reference is Phase 1A, as shown on plat of record in Plat Instrument No. 202110150138705. Therefore, the legal description contained in the Warranty Deed shall now read: **"Being Lot No. 10, Riverbrook Subdivision, Phase 1A, as shown on plat of record in Plat Instrument No. 202110150138705, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property".**

3. That he/she knows that the correction of this error to the Warranty Deed is consistent with the intention of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

4. This affidavit is given with the understanding that it will be relied upon by the title insurance companies, future purchasers and future lenders.

FURTHER AFFIANT SAYS NOT.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the 26th day of April, 2023.

Steven G. Waters

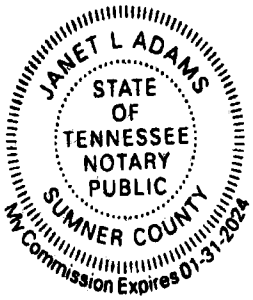
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Waters, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of April, 2023.

NOTARY PUBLIC

My Commission Expires:_____



CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 4-26-23.

Affiant
Date: 4-27-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 27th day of April, 2023

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024