Karen Johnson Davidson County
Batch# 1000567 AFFIDAVIT
05/08/2023 12:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230508-0034156

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20230403-0024058, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Shannon Philbin ("Affiant"), and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215.
2. In the above capacity I personally witnessed the signing for Timothy Jay Cordeiro and Samantha L. Coyle, husband and wife ("Grantor") for real estate consisting of a parcel with address of 1002 Loxley Drive (the "Property") on October 23, 2020.
3. In connection with the foregoing transaction, I prepared the above-referenced Warranty Deed. In it, in the vesting language identifying the Grantor, the name for Timothy Jay Cordeiro is erroneously repeated as "imothy Jay Cordeiro, a single man" Use of "imothy Jay Cordeiro, a single man" as repeated vesting was a typographical error. This Affidavit is for the purpose of correcting this typographical error. Accordingly, in the above-referenced Warranty Deed, the repeated name "imothy Jay Cordeiro, a single man" for Mr. Cordeiro should be deemed to be deleted and corrected to simply "Timothy Jay Cordeiro, and Samantha L. Coyle, husband and wife".

Now, therefore, in order to correct the referenced Deed, Affiant does hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 8th day of May, 2023.

Shannon Philbin, Affiant

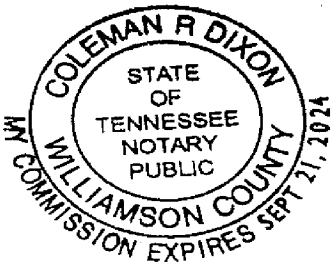
OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Shannon Philbin, who is personally known to me or proved upon satisfactory evidence, and who made oath that she has read the foregoing Affidavit and that the statements contained therein are true and correct based upon her knowledge, information and belief. The Affiant further acknowledged that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 8th day of May, 2023.

My Commission Expires: 9/21/2024

Notary Public



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 8th day of May, 2023.

Ernest D. Bennett, III, Affiant — 5/8/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8th day of May, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

