This Instrument Prepared By and Return To:
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

File: 1895299

Karen Johnson Davidson County
Batch# 1029476 AFFIDAVIT
07/21/2023 02:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230721-0056461

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

Comes now, Sheila McCord, who states the following:

On December 20, 2022, Stewart Title Company prepared a Warranty Deed, whereas Michael Lee Stafford, Brittany Toshach and Robert L. Jordan III, conveyed property to Music City Holdings, LLC, a Texas Limited Liability Company. Said Warranty Deed was recorded on December 20, 2022 at Instrument Number 20221220-0131575, Register's Office for Davidson County, Tennessee, with an incorrect derivation or reference.

This Scrivener's Affidavit is to correct the unintentional error. The derivation of the tract or parcel of the real property intended to be conveyed, should have been recited as:

Being the same property conveyed to Tiffany Stafford, unmarried by deed from Brittany Stafford and Mike Stafford, both unmarried, dated September 11, 2011, of record in Instrument No. 20110930-0075823, Register's Office for Davidson County, Tennessee. The said Tiffany Stafford aka Tiffany Stafford-Jordan having since died intestate on November 27, 2016 and pursuant to Affidavit of Heirship of record in Book 2306, page 3115, filed in the Register's Office for Rutherford County, Tennessee, her sole heirs at law being her husband Robert Lee Jordan, Jr. and her children Brittany Toshach and Michael Lee Stafford. The said Robert Lee Jordan, Jr. having since died intestate on July 9, 2017 and pursuant to Affidavits of Heirship of record in Instrument No. 20180320-0026123, Instrument No. 20181207-0119533 and Instrument No. 20181207-01199534, Register's Office for said County, his sole heir at law being Robert Lee Jordan, III.

Property Address: 601 Lawrence Street, Old Hickory, TN 37138.

Map/Parcel: 044-11-0-136

Any and all terms of the Warranty Deed, as recorded, not specifically changed, are intended and shall continue to remain in full force and effect.

Sheila McCord

OATH AND ACKNOWLEDGMENT

Before me, the undersigned Notary, in and for said County and State, personally appeared the within named Sheila McCord, who has read the foregoing Scrivener's Affidavit and agrees that the statements are true and accurate.

WITNESS my hand and Official Seal this 20th day of July, 2023.

NOTARY

My Commission Expires: 7-16-2024

**Maximum principal indebtedness for Tennessee Tax Purpose is $0.00.



~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 July 20, 2023.

Tracey Trumphour
Affiant
Date: 7/20/2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 20 day of July, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY