**Scrivener's Affidavit of Warranty Deed**

**(of record in instrument number 20221221-0131666 )**

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed wherein Jason Hanley was stated to be a grantee;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in instrument number 20221221-0131666, on December 21, 2022;
3. That said Scrivener's is to correct the derivation that states The said Tiffany Stafford aka Tiffany Stafford-Jordan having died in testate on November 27, 2016 and pursuant to Affidavit of Heirship of record in Instrument No. Book 2306 PG 3115 in the Registers office of Davidson County.
4. That the correct derivation should have been in Book 2306 PG 3115 in the Registers office of Rutherford County.
5. That Concord Title is hereby with this instrument correcting said Warranty Deed to reflect the correct Registers office ;
6. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Karen Johnson Davidson County
Batch# 1029952 AFFIDAVIT
07/24/2023 10:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230724-0056762

Concord Title

By: _____

Its: Attorney

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____

Notary Public

My commission expires: 3/9/27

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

# Certificate of Authenticity

I, Nick Harris, 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 July 24, 2023.

Affiant Signature

7/24/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026