PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. DH-23-4759

Karen Johnson Davidson County
Batch# 1031222 AFFIDAVIT
07/26/2023 04:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230726-0057799

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Dawnielle Hardwick, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an employee at Magnolia Title & Escrow, Inc., did on July 5, 2023, prepare a certain Warranty Deed, which Deed was executed by Charlotte Siegel and Adam Siegal, wife and husband, and appears of record in Instrument No. 20230706-0051605, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the legal description of the property being conveyed by the Warranty Deed;

3. Whereas, by inadvertence, error and mistake, Affiant's legal description contained an extra "1" in the Plat Instrument No.;

4. Now, therefore, Affiant hereby certifies that the following legal description does and is intended to replace the legal description described in the Warranty Deed recorded in Instrument No. 20230706-0051605, in the Register's Office for Davidson County, Tennessee, the only change in said legal description being the removal of the extra "1":

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Part of an Unnumbered Tract Marked "Nave" as shown on Plan of East Nashville Real Estate Company's Plan of Lots of record in Plat at Instrument No. 20200608-0058549, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Deed recorded on July 6, 2023 in Instrument No. 20230706-0051605, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Dawnielle Hardwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dawnielle Hardwick,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 26, 2023**.

Date

D Hardwick

Affiant Signature

July 26, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026