This instrument prepared by:
George E. Mudter, Jr., Esq.
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1044718 AFFIDAVIT
08/31/2023 11:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230831-0068299

SCRIVENER'S AFFIDAVIT

Re: Correction of Quitclaim Deed (the "Quitclaim Deed") from Encore Construction, LLC, a Tennessee limited liability company, to Justin Franks and Wylie P. Franks, husband and wife, recorded as Instrument No. 20220310-0027767, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Shauna Daniels, states that she is an employee of Homeland Title, LLC and makes oath that the following statements are true to the best of her knowledge, information and belief:

That Homeland Title, LLC prepared the above referenced Quitclaim Deed.

That, by inadvertence and mistake, the signature line did not reference Encore Construction, LLC as the Grantor.

That this affidavit is being made to correct the signature line by adding Encore Construction, LLC, a Tennessee limited liability company above the signatures of Justin Franks and Wylie P. Franks and by adding "Member" after the signatures of Justin Franks and Wylie P. Franks.

FURTHER AFFIANT SAYETH NOT.

Shauna Daniels

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 31st day of August, 2023.

Notary Public

My commission expires 5.14.25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 31st day of August, 2023.

Notary Public

My commission expires 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 Aug. 31, 2023.

Affiant
Date: August 31, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of August 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY