PREPARED BY & RETURN TO:
Magnolia Title & Escrow, Inc
1104 Fatherland St
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1050639 AFFIDAVIT
09/15/2023 01 52 07 PM 1 pg
Fees $12 00 Taxes $0 00

20230915-0072599

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Emily Manno, 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 of Magnolia Title & Escrow, Inc , was preparer of a certain Warranty Deed, which Warranty Deed was executed by Debbie Laster, Authorized Agent of Hawkins Enterprises LLC, a Tennessee limited liability company, in favor of Stephanie Lee and Shawn Standen, wife and husband and appears of record in Instrument No 20230824-0066240, in the Register's Office for Davidson County, Tennessee

2 One of Affiant's duties was to accurately state the instrument number for the Horizontal Property Regime in the legal description as 20220217-0018327,

3 Whereas, by inadvertence, error and mistake, Affiant reflected the instrument number as 2022021-00018327 page one of the instrument

4 Now, therefore, Affiant hereby certifies and affirms that the correct instrument number for the legal description is in fact 20220217-0018327

5 The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on August 24, 2023 in Instrument No 20230824-0066240, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect

Emily Manno

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 **Emily Manno,** 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 7th day of September, 2023

NOTARY PUBLIC

My Commission Expires _____

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