Karen Johnson Davidson County
Batch# 1059969 AFFIDAVIT
10/12/2023 10:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231012-0079956

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt. Juliet, TN 37122
23-13379

SCRIVENER'S AFFIDAVIT

I, Morgan O'Neill, for Birthright Title, LLC recorded the Warranty Deed by and between **Pamela J. Macy Irwin and Matthew Irwin, wife and husband** (Grantor) and **Samuel M. Anderson, a single man and Samuel F. Anderson, a married man** (Grantee) of record as **Instrument No. 20230905-0069644**, recorded September 5, 2023, Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

Through inadvertence and mistake the legal description contains a scrivener's error in that the Lot No. was listed as "387" instead of "38".

The legal description is hereby corrected to read as follows:

Land in Davidson County, Tennessee, being Lot No. 38, as shown on the map entitled Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Warranty Deed.

Witness my hand this 8 day of Oct, 2023.

Morgan O'Neill

SWORN AND SUBSCRIBED BEFORE ME THIS 8 DAY OF Oct, 2023.

Notary Public
My Commission Expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morgan O'Neill, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of Oct, 2023.

Notary Public
My Commission Expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10-8-23.

Date

Celia Stewart-Rouse

Affiant Signature

10-8-23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8th day of Oct, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY