Karen Johnson Davidson County
Batch# 1083439 AFFIDAVIT
12/18/2023 03:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231218-0097517

This instrument prepared by:
Phoenix Title Services, LLC
121 1st Ave S, Suite 200
Franklin, TN 37064

CROSS REFERENCE TO:
Batch#1033371,
Instrument#20230802-0059467;
Batch #1046305
Instrument #20230905-0069436

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT IN FURTHERANCE OF TITLE

The undersigned party, Blake Reynolds, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. Affiant is more than 18 years of age, and suffers from no legal disability. Affiant is employed by Phoenix Title Services, LLC and is authorized to make the representations contained in this Affidavit on behalf of Phoenix Title Services, LLC.

2. That Affiant's company represented Halle S. Ames in a transaction where Stephen Dorning, an unmarried man, conveyed certain real property located in Davidson County unto Halle S. Ames, an unmarried woman by Warranty Deed recorded on August 2, 2023, at Instrument Number 20230802-0059467.

3. That through mistake and inadvertence, there caused to be recorded a Scrivener's Affidavit to change the vesting description throughout the document to: "**Halle S. Ames, unmarried woman, and Ronald P. Ames, Jr., a married man, as tenants in common with right of survivorship**" recorded on September 5, 2023, at Instrument Number 20230905-0069436.

4. That the Affiant makes this Affidavit for the purpose of deleting and removing this Scrivener's Affidavit from the Davidson County Records, and to restore the original vesting to "**Halle S. Ames, an unmarried woman.**"

5. This Affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

6. The Affiant understands this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

FURTHER AFFIANT SAYETH NOT.

AFFIANT:

Blake Reynolds

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 Blake Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this the 19th day of November, 2023.

My Commission Expires: 8/15/27

NOTARY PUBLIC

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

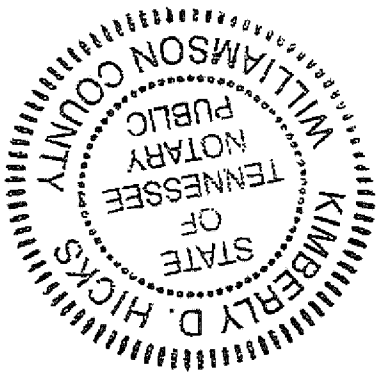
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 29th day of November, 2023.

K. Thomas Sidwell
Date: 12/18/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 18th day of December, 2023.



Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26