This Instrument Prepared By:
Stewart Title Company
100 Bluegrass Commons Blvd., Suite 110
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1096283 AFFIDAVIT
01/31/2024 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006803

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Steven G. Waters on behalf of Stewart Title Company, who is well known to me and said person swore under oath and stated as follows:

1. That Stewart Title Company, assisted in the preparation of and submitted the following instrument for recording:

   Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation to Jacob Christopher Allen Kelly and Maggie Kelly-Wilson, husband and wife, dated October 30, 2023, and filed for record on October 31, 2023, of record in Instrument No. 20231031-0084928 in the Register's Office for Davidson County, Tennessee

2. Through inadvertence and mistake, the legal description contained in the Warranty Deed incorrectly stated that the property was located in RIVERBROOK PHASE 2 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument No. 20220617-0069868, when in fact the correct phase and plat reference is Phase 3, as shown on plat of record in Instrument No. 20230113-0003136. Therefore, the legal description contained in the Warranty Deed shall now read: **"Land in Davidson County, Tennessee being Lot No. 101, on the plan of RIVERBROOK PHASE 3 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument No. 20230113-0003136, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description".**

3. That he/she knows that the correction of this error to the Special Warranty Deed is consistent with the intention of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

4. This affidavit is given with the understanding that it will be relied upon by the title insurance companies, future purchasers and future lenders.

FURTHER AFFIANT SAYS NOT.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the 30th day of January, 2024.

Steven G. Waters

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand, at Office, this ~~24th~~ 30th day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 6/29/27



CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am 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 the law on 1/30/24.

AFFIANT

DATE: 1/31/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 31 day of January, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027