This Instrument Prepared By
And Please Return To:
Sidwell & Barrett, P.C.
Stewart Title Company
1630 NW Broad Street, Ste 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1101086 AFFIDAVIT
02/14/2024 12:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240214-0010325

SCRIVENER'S AFFIDAVIT

I, Christopher R. Jackson authorized agent for Stewart Title Company, after being duly sworn, hereby certify that Stewart Title Company was the preparer of the Warranty Deed executed by Nicholas R. Flora and Gloria G. Flora, husband and wife, to National Transfer Services, LLC, as recorded on March 4, 2019 as Instrument No. 20190304-0019383 AND the Warranty Deed executed by National Transfer Services, LLC to Thomas Ryan Moyer and Holly Foster, husband and wife, as recorded on March 6, 2019 as Instrument No. 20190306-0020145, in the Register's Office for Davidson County, Tennessee.

The legal description on both Warranty Deeds was prepared as follows:

Land in Davidson County, Tennessee, being Lot No. 1423 on the Plan of Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The correct legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 1423 **of Block 12** on the Plan of Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The purpose of this affidavit is to attest and affirm that the mistake (omission of "of Block 12") in the legal description of said instruments is a typographical error, and that the legal description should have read as stated above.

STEWART TITLE COMPANY

Christopher R. Jackson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Christopher R. Jackson** with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the Authorized Agent of Stewart Title Company, and that, he as such Authorized Agent, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the bank by himself as such Authorized Agent.

Witness my hand and Official Seal this 14 day of February, 2024.

CINDY PERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 2-19-2025

File# 343147

CERTIFICATE OF AUTHENTICITY

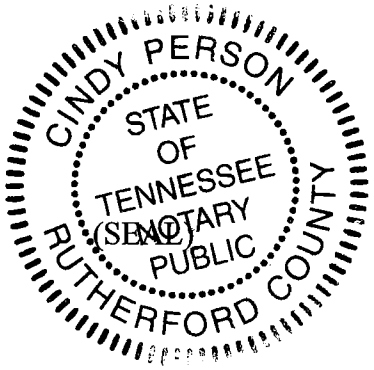
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-14-2024.

Affiant Signature

2/14/2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14 day of February, 2024.



Notary Public

My Commission Expires: 4-19-2027