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

Karen Johnson Davidson County
Batch# 1108772 AFFIDAVIT
03/07/2024 01:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240307-0015990

SCRIVENER'S AFFIDAVIT

Phillip Byron Jones, 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 Evans, Jones and Reynolds, P.C., prepared a certain Warranty Deed, which was executed by Warren V. Elliott (a married adult), on August 1st, 2023, and appears of record in Instrument No. 20230803-0060131, in the Register's Office for Davidson County, Tennessee.

2. That Deed should have included the following language: "*This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar interests on the Warranty Deed.*"

3. Whereas, by inadvertence, error and mistake, the Deed failed to include the following language, which should have been included: "*This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar interests on the Warranty Deed*" and, therefore, desires to do so now.

4. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on August 3rd, 2023 in 20230803-0060131, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Phillip Byron Jones,
Affiant

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 **Phillip Jones,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at the office, this 7th day of March, 2024.

Susan N. Joynt
NOTARY PUBLIC

My Commission Expires: 9-7-2026

SUSAN N. JOYNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Magnolia File No. AT-23-5027
8267 04.001

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 7, 2024**.

Date

Affiant Signature

March 7, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)