THIS INSTRUMENT PREPARED BY:
Andrew J. Suzore, Attorney
Magnolia Title and Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1138475 AFFIDAVIT
05/22/2024 03:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240522-0038293

SCRIVENER'S AFFIDAVIT TO CORRECT WARRANTY DEED RECORDED IN INSTRUMENT NO. 20211203-0161034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Andrew Suzore, hereinafter referred to as Affiant, on this 22nd day of May, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. The Affiant is an Agent of Magnolia Title and Escrow, Inc., the preparer of a certain Warranty Deed dated November 23, 2021, and recorded December 03, 2021, of record in Instrument No. 20211203-0161034 in the Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed from Zak Pantaleo, an unmarried man ("Grantor") to Robert B. Dodson, Trustee of The Robert B. Dodson Living Trust dated January 10, 2018 ("Grantee") inadvertently misspelled the name of the Grantee.

3. The Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was created by the preparer of the said Warranty Deed only by inadvertence or mistake, and hereby corrects the said Warranty Deed in regards to the name of the Grantee to read as follows:

   Robert B. Dobson, Trustee of The Robert B. Dobson Living Trust dated January 10, 2018

Further the Affiant saith not.

Andrew Suzore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew Suzore, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of May, 2024.

Notary Public
My Commission Expires: _____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 22, 2024**.

Date

DHardwick

Affiant Signature

May 22, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026