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

Karen Johnson Davidson County
Batch# 1146249 AFFIDAVIT
06/12/2024 12:02:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240612-0044016

SCRIVENER'S AFFIDAVIT

Heather Morrison a resident of Murfreesboro, 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 American Title & Escrow Services, LLC, on May 6, 2024, prepared a certain Warranty Deed, which Warranty Deed was executed by Shannon Maddox Hughes and James Douglas Hughes and appears of record in Instrument No. 20240513-0034926, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the name of the Grantees in said Warranty Deed;

3. Whereas, by inadvertence, error and mistake, Affiant did not indicate the correct middle name for Grantee in said Warranty Deed.

4. Now, therefore, Affiant hereby certifies and corrects Grantee's name should be corrected and read as follows: **Timothy Donald Maus.**

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on May 13, 2024, in Instrument No. 20240513-0034926, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Heather Morrison
Affiant
Print Name: Heather Morrison

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

Witness my hand and official seal at office, this 12 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

Magnolia File No. AD-24-6434

Certificate of Authenticity

I, Adde Dilworth, 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 **June 6, 2024**.

Date

Affiant Signature

June 6, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

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