Karen Johnson Davidson County
Batch# 1150916 AFFIDAVIT
06/26/2024 08:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240626-0047635

PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. RD-24-6575

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Adde Dilworth, a resident of Rutherford 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 at Magnolia Title & Escrow, Inc., did on May 2, 2024, prepare a certain Warranty Deed, which Deed was executed by Christopher Alan Smith and Rebecca Anne Smith, and appears of record in Instrument No. 20240507-0033647, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the Grantee's name on the first page of said Deed.

3. Whereas, by inadvertence, error and mistake, Affiant failed to accurately reflect one of the Grantee's full names prior to recording.

4. Now, therefore, Affiant hereby certifies and corrects the said Grantee's name to **Haley N. Giffen, unmarried and Philip J. Dobson, married, as joint tenants with right of survivorship**.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Deed recorded on May 2, 2024 in Instrument No. 20240507-0033647, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

ADDE DILWORTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Adde Dilworth,** 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 24th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2025

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 24, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

6/25/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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