Karen Johnson Davidson County
Batch# 1155366 AFFIDAVIT
07/08/2024 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0050941

This instrument prepared by:
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

SCRIVENER'S AFFIDAVIT

This Affidavit is being executed for the purpose of correcting the legal description in the recorded Warranty Deed, in the instrument(s) described herein.

Comes now Jennifer S. Ghanem, who, having first been duly sworn according to law, deposes and says:

1. That I am a Attorney for The Row Title & Escrow, a title insurance agency and settlement service closing provider located in Nashville, Davidson County, Tennessee.

2. That on or about May 13, 2024, a certain Warranty Deed was prepared by and between Eliza M. Jaen, Unmarried as Grantor to Leandrea Cristis Lockridge, Unmarried as Grantees recorded May 14, 2024 in Instrument No: 20240514-0035696, in the Register's Office for Davidson County, Tennessee.

3. Through inadvertence, the legal description on the Warranty Deed noted a rerecorded plat that does not affect the lot being conveyed, and shall be corrected as follows:

   Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Jordan Ridge at Eaton's Creek Phase 7 - Section 2, of record in Plat Instrument No. 20080205-0012163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

4. The affidavit is given to correct the said error on the Warranty Deed.

[Signature on Following Page]

Further affiant sayeth not.

Jennifer S. Ghanem

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Jennifer S. Ghanem**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of July 2024.

NOTARY PUBLIC

My commission expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/5/2024 (date of document).

Affiant Signature

7/5/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

