Karen Johnson Davidson County
Batch# 1170319 AFFIDAVIT
08/15/2024 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240815-0062554

THIS INSTRUMENT WAS PREPARED BY:
Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This affidavit is being given for the purpose of amending the Warranty Deed from S&F Holdings, LLC, a Tennessee limited liability company to William Harris, dated July 15, 2024, and recorded on July 18, 2024, of record as Instrument No. 20240718-0054297, in the Register's office of Davidson County, Tennessee.

Comes now, Tifphany Wilson, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of her personal knowledge as follows:

1. On or about July 15, 2024, our office prepared said Warranty Deed to convey property located at 6106 Hill Circle Drive, Nashville, TN 37209.

2. That through inadvertence, the Grantor representative's signing capacity was omitted from the signature line and subsequent notary block.

3. The signature line should read: "By: Brian Anding, **Managing Member**"

4. The notary block should read: "Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Brian Anding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Managing Member** of S&F Holdings, LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself as **Managing Member** of the Limited Liability Company.

5. That she knows of her own personal knowledge that correction of this scrivener's affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

[Signature on the following page]

FURTHER AFFIANT SAYS NOT.

Witness my hand this 15 day of August, 2024.

Tifphany Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Tifphany Wilson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 15 day of August, 2024.

Notary Public

My Commission Expires: 5/5/25

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 August 15, 2024.

Signature
Date: August 15, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of August, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025