Karen Johnson Davidson County
Batch# 1183932 AFFIDAVIT
09/20/2024 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0073138

PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. EM-24-7265

SCRIVENER'S AFFIDAVIT

Joshua L. Hunter, an employee of Magnolia Title & Escrow, Inc. and a resident of Davidson County, Tennessee, and 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 Magnolia Title & Escrow, Inc., August 16, 2024, notarized a certain Warranty Deed executed Colby Anne Dyer and Hayden Lee Dyer, of record in Instrument No. 20240820-0063978, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to properly and completely have completed the notary block on said Warranty Deed prior to notarizing.

3. Whereas, by inadvertence, error and mistake, Affiant failed fully complete the notary block prior to signing and fully acknowledging the Warranty Deed.

4. Now, therefore, Affiant hereby certifies and corrects said Warranty Deed by replacing the notary block in said Warranty Deed with the notary block attached in the "Exhibit" attached hereto.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on August 20, 2024 in Instrument No. 20240820-0063978, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

AFFIANT

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 Joshua L. Hunter, 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 20th day of September, 2024.

NOTARY PUBLIC

My Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

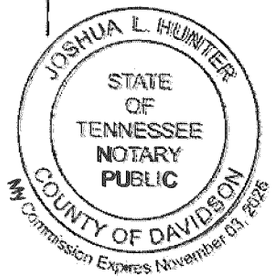
EXHIBIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of August, 2024, before me personally appeared **Hayden Lee Dyer**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires:



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 **September 20, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

9/20/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **September**, 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