Karen Johnson Davidson County
Batch# 1203007 AFFIDAVIT
11/08/2024 12:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241108-0087325

PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. AD-24-7977

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Kristian Booth, a resident of Davidson 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 Wagon Wheel Title., did on November 5, 2024, prepare a certain Warranty Deed, which Deed was executed by Matthew Martin Ritschdorff, and appears of record in Instrument No. 20241107-0087023, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the consideration given by Grantee in the affiant box on the first page of said Deed.

3. Whereas, by inadvertence, error and mistake, Affiant failed to accurately reflect the amount of consideration given by the Grantee.

4. Now, therefore, Affiant hereby certifies and corrects the amount of consideration for this transfer to **$332,500.00**.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Deed recorded on November 7, 2024 in Instrument No. 20241107-0087023, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Kristian Booth
PRINT NAME

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 Kristian Booth 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 8th day of November, 2024.

Sarah Hazlewood
NOTARY PUBLIC

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 5. 2024.

Affiant Signature

8th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028