This instrument prepared by:
Commerce Title & Escrow, LLC
101 Lea Avenue
Nashville, TN 37210

Record & Return to Preparer
File No.: RES-24-4406-SJ

Karen Johnson Davidson County
Batch# 1226356 AFFIDAVIT
01/14/2025 12:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250114-0002916

SCRIVENER'S AFFIDAVIT #2

(Reference to Warranty Deed of record in Instrument No. 20241120-0090680, Register's Office for Davidson County, TN)

Comes now, Commerce Title & Escrow, LLC, with its principal place of business located at 101 Lea Avenue, Nashville, TN 37210, by and through its authorized agent, Adam G. LaFevor, and states on oath:

Whereas Commerce Title & Escrow, LLC ("Preparer") had cause to prepare and/or record a Warranty Deed executed by Kathryn Gupton, an unmarried woman ("Grantor") to S & J Partners, LLC, a Tennessee limited liability company ("Grantee") of record in Instrument No. 20241120-0090680, in the Register's Office for Davidson County, Tennessee; and

Whereas Preparer has been made aware that the address of new owner/Grantee was incorrect, and wishes to correct the information;

Therefore, Preparer wishes to amend the New Owner(s) Address information box(es) to read **601 44th Avenue North, Nashville, TN 37209**.

That this affidavit is given to correct and explain the error and to assist the present owners and lender, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on the 14 day of January, 2025.

Commerce Title & Escrow, LLC

By: Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam G. LaFevor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Commerce Title & Escrow, LLC,** that he as such **Authorized Agent**, being authorized to do so, executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 14 day of January, 2025.

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

Notary Public
My commission expires: 05/08/2028

Certificate of Authenticity

I, Adam LaFever, 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 January 14, 2025.

Affiant Signature

1/14/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 14 day of January, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-4406-SJ