Karen Johnson Davidson County
Batch # 1226572 AFFIDAVIT
01/15/2025 10:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250115-0003188

This Instrument Prepared by and Return to:

WARRANTY TITLE LLC
120 Anderson Lane
Hendersonville, TN 37075

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

COMES NOW, I, Melissa Rogers, hereinafter referred to as Affiant on this 14th day of January, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of my knowledge, information and belief:

1. I, Melissa Rogers, am AVP for Warranty Title LLC, d/b/a Warranty Title Ins. Co.

2. An Employee of Warranty Title LLC prepared a Warranty Deed from Timothy P. Wells and wife, Lisa Marie Wells, hereinafter called the Grantor, to Caleb E. Eversmith and Maghan M. Eversmith and Shona M. Smith, as tenants in common with right of survivorship,, hereinafter called the Grantee, that was recorded on 7/2/2024 in Instrument No. 20240702-0049760, Register's Office for Davidson County, Tennessee.

3. That there was an error in the legal description,

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 66 on the map of Hermitage Hills Subdivision, Section 6, of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

4. That Affiant makes this affidavit for the purposes of amending the original Warranty Deed to Correct the lot No. to Lot No. 600 instead of 66

5. Legal Description on said Warranty Deed should read as follows:

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 600 on the map of Hermitage Hills Subdivision, Section 6, of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Caleb E.versmith and Maghan M. Eversmith and Shona M. Smith, as tenants in common with right of survivorship by Warranty Deed from Timothy P. Wells and wife, Lisa Marie Wells dated June 28, 2024 and filed for record in Instrument No. 20240702-0049760, Register's Office for Davidson County, Tennessee.

Melissa D. Rogers
AFFIANT

State of TENNESSEE)
County of SUMNER)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Melissa Rogers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2025.

Deborah L. Baxter
NOTARY PUBLIC

My commission expires: 3-25-2025

