State of Tennessee
County of Williamson

Karen Johnson Davidson County
Batch# 1235155 AFFIDAVIT
02/06/2025 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250206-0009278

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20200203-0012351, DCROD)

Comes now Realty Title and Escrow Company, Inc., with offices located at 5111 Maryland Way, Suite 101, Brentwood, TN, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated January 31, 2020, wherein Ann S. Barnes, Suzanne Sawyers Self, Lonzo (sic) L. Sawyers, Jonathan K. Sawyers, Nathaniel E. Sawyers (sic), James K. Sawyers, and David W. Sawyers, conveyed certain property to X5 Construction, LLC;
2. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20200203-0012351, on February 3, 2020;
3. That two Grantors, by scrivener's error, are incorrectly identified in the granting clause on page 1 of the Warranty Deed as supported by their respective signatures, the names shown on the signature lines, and the notary acknowledgments;
4. That the listing of Lonzo L. Sawyers as a Grantor, on page 1 of the Warranty Deed, is hereby corrected and replaced as follows:

   Lorenzo L. Sawyers

5. That the listing of Nathaniel E. Sawyers as a Grantor, on page 1 of the Warranty Deed, is hereby corrected and replaced as follows:

   Edward Sawyers

6. That the derivation clause shown on page 1 of the Warranty Deed is hereby revised to include the following:

   See Affidavit of Heirship of record in Instrument No. 20200203-0012350 in the Register's Office for Davidson County, Tennessee.

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

Realty Title & Escrow Company, Inc.

By: _____
Faith Lowe
Closing Agent

Subscribed and sworn to before me the undersigned on this 5th day of February, 2025.

Notary Public

My commission expires: 5-31-26

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Faith Lowe, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Closing Agens for Realty Title & Escrow Company, Inc., and that she is authorized to execute this instrument on behalf of Realty Title & Escrow Company, Inc.

Witness my hand and seal this 5th day of February, 2025.

Notary Public

My commission expires: 5-31-2026

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

#03-1905-38874

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2/06/2025.

Affiant Signature

2/06/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 02/06/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY