Karen Johnson Davidson County
Batch# 1248495 AFFIDAVIT
03/20/2025 11:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250320-0020405

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
File No. B KW 17 120

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Margaret R Means, hereinafter referred to as Affiant, on this the 18th day of March, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC., a licensed title insurance agency doing business in the State of Tennessee. In the aforesaid capacity, Affiant engages in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate.

2. Recorded in **Instrument No. 20170911-0092798,** Register's Office for Davidson County, Tennessee is a Warranty Deed recorded September 11, 2017, executed by **Joyce Deason, Grantor** to **Jeremy Daniel Byrd, Grantee**, conveying property commonly known as: 120 Orchard Drive, Old Hickory, Tennessee 37138.

3. That the legal description contained in the above-mentioned Warranty Deed was recorded with a discrepancy in refencing the name of the subdivision as follows:

   Being Lot No. 147 of Section "A" on the Plan of **E.I. duPont de Nemours and Company's Subdivision**, as of record in Book 1424, page 68, Register's Office for said County.

4. That the above referenced document of record in Book 1424, page 68, said Register's Office, identifies the subdivision of lots as shown on the Plan of Section "A" Village of Old Hickory

5. That This Affidavit is made to confirm property described in the said Warranty Deed conveyed to the Grantee is one and the same as property described as Lot 147, Plan of Section "A", Village of Old Hickory.

FURTHER, the Affiant sayeth not.

Margaret R Means

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Margaret R Means**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 18 day of March, 2025.

Notary Public

My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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 March 24. 2025.

Affiant Signature

18th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

