This instrument prepared by:
Limestone Title, LLC
580 Franklin Rd Ste 203
Franklin, TN 37069
LTL-28395

Karen Johnson Davidson County
Batch# 1252081 AFFIDAVIT
03/25/2025 02:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250325-0022405

SCRIVENER'S AFFIDAVIT –WARRANTY DEED

SELLER: Ruby M. Smith, by Stephen Scott Smith, her attorney-in-fact

BUYER: Lillian Reid Howell

WARRANTY DEED RECORDED: March 19, 2025 in Instrument 20250319-0019859, in the Office of Davidson County Register of Deeds

The undersigned, representative of Limestone Title, LLC, hereby states that a scrivener's error was made in the recording of the Warranty Deed, that through error and inadvertence on page 2 of the Warranty Deed had the incorrect language for the notary acknowledgement. The correct acknowledgement as follows:

Personally appeared Stephen Scott Smith, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Ruby M. Smith and that said instrument was signed on behalf of the said Ruby M. Smith, by himself as her attorney-in-fact.

This affidavit is being made to correct this error.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25, day of MARCH, 2025.

Limestone Title, LLC

By: _____
Jill Richards
Its: Duly Authorized Signatory

State of TENNESSEE
County of WILLIAMSON

I hereby certify that the foregoing Scrivener's Affidavit was subscribed, sworn to, and acknowledged before me this 25 day of MARCH, 2025 by Jill Richards as her true act and deed.

_____
Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 25, 2025** (date of document).

March 25, 2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this **March 25**, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

