Karen Johnson Davidson County
Batch# 1256628 AFFIDAVIT
04/04/2025 03:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250404-0025843

PREPARED BY & RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

Alli Pinkston, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an employee of Magnolia Title & Escrow, Inc. on March 31, 2025, prepared a certain Warranty Deed, which Warranty Deed was executed by Justin Cutler and appears of record in Instrument No. 20250331-0024275, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the marital status of the Grantees in said Warranty Deed;

3. Whereas, by inadvertence, error and mistake, Affiant indicated that the Grantees in said Warranty Deed are husband and wife.

4. Now, therefore, Affiant hereby certifies and corrects Grantees marital status should be corrected and read as follows: **Shane White, an unmarried man and Jessica Schneider, an unmarried woman, joint tenants with the right of survivorship.**

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on March 31, 2025 in Instrument No. 20250331-0024275, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Alli Pinkston** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: _____

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Magnolia File No. AP-25-9311

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 4, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025