ATTORNEY'S AFFIDAVIT OF CORRECTION

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C.,
256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5452 OWEN JV

Karen Johnson Davidson County
Batch# 1257133 AFFIDAVIT
04/07/2025 01:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250407-0026216

Affiant: Jim R. Vanderpool
To: Register's Office for Davidson County, Tennessee
Re: A Warranty Deed appearing in 20130605-0056982

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Jim R. Vanderpool , who is well known to me and said person swore under oath and stated as follows:

That in the course of reviewing a Warranty Deed ("Document") recorded in 20130605-0056982, Register's Office for Davidson County, Tennessee the affiant determined that the Document contained an error as described herein:

1. The legal in Exhibit A of the Document was incorrect.

2. The original and incorrect language appearing in the Document is as follows:

Land in Davidson County, Tennessee, being Lot 48, MAGNOLIA PLACE, as shown on plat of record in Plat Book 7900, Page 729, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Virginia Jeanne Binkley to Todd Hunter Binkley as recorded on the 2nd day of November, 2004 in Instrument No. 20041102-0132017 and Warranty Deed from Jerome Rosenblum and wife, Brenda Rosenblum to Todd Hunter Binkley and wife, Jeanne Binkley as recorded on the 4th day of May, 1995 in Deed Book 9664, Page 208, in the Register's Office of Davidson County, Tennessee.

3. Through inadvertence, mistake, and scrivener's error, the language/wording in the Document is incorrect

4. The incorrect language described in paragraph number 2 (supra) is hereby deleted and replaced with the following correction:

Land in Davidson County, Tennessee, being Lot 4, MAGNOLIA PLACE, as shown on plat of record in Plat Book 7900, Page 729, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Virginia Jeanne Binkley to Todd Hunter Binkley as recorded on the 2nd day of November, 2004 in Instrument No. 20041102-0132017 and Warranty Deed from Jerome Rosenblum and wife, Brenda Rosenblum to Todd Hunter Binkley and wife, Jeanne Binkley as recorded on the 4th day of May, 1995 in Deed Book 9664, Page 208, in the Register's Office of Davidson County, Tennessee.

NOW, THEREFORE, in order to correct said Document I, Jim R. Vanderpool, do hereby affirm, certify, and confirm that the correction contained in the affidavit was a result of a scrivener's error and is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed the Warranty Deed.

FURTHER AFFIANT SAYS NOT

WITNESS my hand on this Monday, April 7, 2025.

Jim R. Vanderpool, Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Jim R. Vanderpool , the Scrivener(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this Monday, April 7, 2025

Notary Public

My Commission Expires: 7-26-2025

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 7, 2025.

Lisa Allard April 7, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this April 7, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

