PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. EM-25-9200

Karen Johnson Davidson County
Batch# 1276333 AFFIDAVIT
05/22/2025 11:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250522-0040378

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Emily Manno 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 at Magnolia Title & Escrow Inc, did on March 28th , 2025 prepared a certain Warranty Deed, which Deed was executed by Austin R. Carlton and Catherine Carlton, Husband and Wife, and appears of record in Instrument No. 20250401-0024797, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the Grantee name the first page of said Deed.

3. Whereas, by inadvertence, error and mistake, Affiant failed to accurately reflect the correct Grantee name on said Deed.

4. Now, therefore, Affiant hereby certifies and corrects Grantee's name should read as follows: Caroline Haas and Nicholas J. Santangelo, Wife and Husband

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Deed recorded on April 1st, 2025 in Instrument No. 20250401-0024797, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Emily Manno

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 **Nashville, TN,** 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 22 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Emily Manno, 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 5/22/25.

Date

Affiant Signature

5/22/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2025.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026