Karen Johnson Davidson County
Batch# 1284453 AFFIDAVIT
06/13/2025 03:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250613-0046422

THIS INSTRUMENT PREPARED BY:
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027
File # 25-000353-524
25-000246-524

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED RECORDED AT INSTRUMENT NO. 20210225-0023626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, J. Carla Ikard, hereinafter referred to as Affiant, on this 12th day of June, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. The Affiant is an Agent of Lenders Title Company, the recorder of a certain Warranty Deed dated February 22, 2021, and recorded February 25, 2021, as Instrument No. 20210225-0023626 in the Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed from Stephen Formosa, married ("Grantor") to Anna Victoria Shaffer, a married woman and Scott D Shaffer and Anna M Shaffer, husband and wife ("Grantees") inadvertently referred to Anna Victoria Shaffer, a married woman, when it should've been referred to Anna Victoria Shaffer, an unmarried woman.

Certain real property known as 3901 Whitland Ave Apt 11, Nashville, Tennessee 37205 and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11 as shown on the Plat of Whitland Place Condominium, of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the common elements of The Whitland Place Homeowners' Association, as described in Book 6131, Page 722, et seq., said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns,

Further the Affiant saith not.

J Carla Ikard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J Carla Ikard, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of June, 2025.

Notary Public

My Commission Expires: 9/14/25

MICHELLE W. COOKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 6/12/2025 (date of document).

Karla I Kard
Affiant Signature

06/12/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of June, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

