Karen Johnson Davidson County
Batch# 1302685 AFFIDAVIT
07/25/2025 03:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250725-0059092

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt. Juliet, TN 37122
25-15789

SCRIVENER'S AFFIDAVIT

I, Morgan O'Neill, for Birthright Title, LLC recorded the Warranty Deed by and between **Burris Properties, LLC** (Grantor) and **Julie Gibson Groover and William Groover, wife and husband** (Grantee) of record as Instrument No. 20250506-0035455, recorded May 6, 2025, Register's Office for Davidson County, Tennessee, and do hereby certify that the following correction(s) should be made to the above-referenced instrument:

Through inadvertence and mistake a typographical error occurred in the legal description by listing the Lot No. as 87A.

The legal description is hereby corrected to read as follows:

Land in Davidson County, Tennessee, being **Lot No. 84A**, on the Plan of Patio Villa Section Four, Zone Lot Division Lots 83 thru 86, of record in Plat Book 6900, Page 537, revising plat of record in Book 5200, Page 632, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Warranty Deed.

Witness my hand this 25th day of July, 2025.

Morgan O'Neill

SWORN AND SUBSCRIBED BEFORE ME THIS 25th DAY OF July, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morgan O'Neill, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/25/25.

Celia Stewart Rouse
Affiant Signature

7/25/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25th day of July, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY