Karen Johnson Davidson County
Batch# 1326611 AFFIDAVIT
09/24/2025 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250924-0076318

Prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of TENNESSEE
County of DAVIDSON

Recorder Please Note: Please update the real estate records to reflect this correction, so that the original Warranty Deed, now of record at **Instrument No. 20200309-0026388, Davidson County Register of Deeds**, and this Scrivener's Affidavit will be cross-referenced with that Instrument. This is a correction to the **First Paragraph of the Legal Description on Page 1.**

The undersigned, **Lexi Zarozny**, being first duly sworn, deposes and makes oath as follows:

Our office prepared and recorded the following documents:

1. Warranty Deed to Ashley N. Case, unmarried, from Erin F. Schorn, a single woman, dated March 6, 2020, recorded on March 9, 2020, of record in Instrument No. 20200309-0026388, Register's Office for Davidson County, Tennessee.

The first paragraph of the legal description on Page 1 inadvertently stated Lot 125 was being conveyed, but the intent of the parties was to convey only a portion of Lot 125.

Therefore, in order to comply with the intentions of the parties, the first paragraph of the legal description on Page 1 should be deleted in its entirety and replaced with the following:

Land in Davidson County, Tennessee, being the Westerly 75 feet of Lot No. 125 on the Revised Plan of Geo W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 on the Northerly side of Ashwood Avenue and runs back between parallel lines 175 feet to an alley.

Witness my hand this 24th day of September, 2025.

Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 24th day of September, 2025.

Notary Public

My commission expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 24. 2025.

Affiant Signature

24th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028