Karen Johnson Davidson County
Batch# 1328486 AFFIDAVIT
09/30/2025 03:29:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250930-0077843

THIS INSTRUMENT PREPARED BY:
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027
LTC File 25-002567-524

SCRIVENER'S AFFIDAVIT TO AMEND WARRANTY DEED RECORDED AS INSTRUMENT NO. 20070724-0087690, AND QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20070724-0087711 EACH RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Daniel Thompson, hereinafter referred to as Affiant, on this 26 day of September, 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 said Warranty Deed, recorded as Instrument No. 20070724-0087690 in the Register's Office for Davidson County, from Frank Searcy, Jr. and wife, Gloria D. Searcy ("Grantor") to Andrew Wiggins, an unmarried man ("Grantee") inadvertently listed the incorrect page number of the Plat Book in the legal description of Tract 2 that references the property's location. The page number is listed as 154 when it should have correctly been listed as page 184.

2. The said Quitclaim Deed, recorded as Instrument No. 20070724-0087711 in the Register's Office for Davidson County, from Andrew Wiggins, an unmarried man ("Grantor") to Andrew Wiggins and Gayle Wiggins ("Grantees") inadvertently listed the incorrect page number of the Plat Book in the legal description of Tract 2 that references the property's location. The page number is listed as 154 when it should have correctly been listed as page 184.

3. With the description of Tract 2 being correctly known as Lot No. 223 on the plan of Enchanted Hills Subdivision, of record in Book 4460, page 184, Register's Office for Davidson County, Tennessee, the Affiant makes this Affidavit for the sole purpose of correcting a scrivener's error that was made by the preparer of the Warranty Deed and the Quitclaim Deed only by inadvertence or mistake, and hereby corrects the Warranty Deed and Quitclaim Deed in regard to the legal description of Tract 2 on the aforementioned Warranty Deed and Quitclaim Deed to read as follows:

Tract 2:

Being Lot No. 223 on the Plan of Enchanted Hills Subdivision, of record in Book 4460, page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 223 fronts a total of 130.0 feet on the easterly side of Queens Lane and runs back 335.9 feet on the northerly line and 301.6 feet on the southerly line to a line in the rear which measures 164.79 feet.

Further the Affiant saith not.

Daniel Thompson
Daniel Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Thompson, 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 26 day of SEPTEMBER, 2025.

Patricia L Hurtt
Notary Public

My Commission Expires: _____

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

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 09/26/2025 (date of document).

Affiant Signature

09/26/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

