Karen Johnson Davidson County
Batch# 1329737 AFFIDAVIT
10/02/2025 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251002-0078746

State of Tennessee
County of Davidson

Scrivener's Affidavit

(*Reference to Warranty Deed of record in Instrument No. 20250903-0070157, Davidson County, Tennessee ROD)*

Comes now Security Title & Escrow Company, LLC, located at 1500 Hatcher Ln., Columbia, TN 38401, by and through its authorized agent, and states on oath:

1. That Security Title & Escrow Company, LLC, prepared a certain Warranty Deed dated August 26, 2025, wherein Miriam Hanna Buckner conveyed certain property to Garret R. Key of record in Instrument No. 20250903-0070157, Davidson County, Tennessee ROD.
2. That the instrument contains an error in the legal description;
3. That the error referenced above was a scrivener's error;
4. To correct said error "Fairway Townhomes" is to be replaced with "Fairway View Townhomes" in said Warranty Deed;
5. That this affidavit is given to correct and explain the error and to assist the present owners, as well as future owners, lenders, title examiners and insurers.

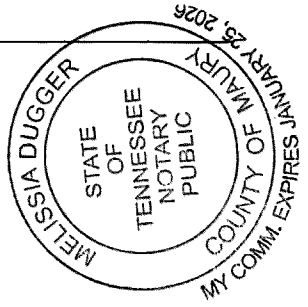
Security Title & Escrow Company, LLC

By: _____
Kim Swanner, owner

Subscribed and sworn to before me the undersigned on this 2 day of October, 2025.

_____
Notary Public

My commission expires: _____



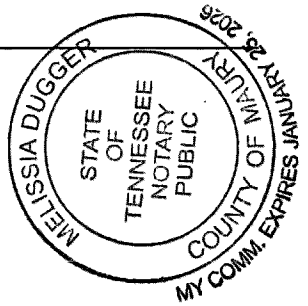
State of Tennessee
County of Maury

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Kim Swanner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Owner of Security Title & Escrow Company, LLC, and that as such Owner she is authorized by Security Title & Escrow Company, LLC, to execute this instrument on its behalf.

Witness my hand and official seal this 2 day of October, 2025.

Notary Public

My commission expires: _____



This instrument prepared by:
Security Title & Escrow Company, LLC
1500 Hatcher Ln.
Columbia, TN 38401

I, Kim Swanner, 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 10/2/25.

Affiant Signature

10/2/25
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 2 day of Oct., 2025.

Notary Signature

Commission Expires:

