THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. EM-25-10718

Karen Johnson Davidson County
Batch# 1329924 AFFIDAVIT
10/03/2025 11:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251003-0079009

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Emily Manno, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an employee of Magnolia Title & Escrow, Inc., on August 8, 2025 prepared a certain legal description to a Warranty Deed, said Warranty Deed having been executed by Jacob B. Jeffers and Kaitlin A. Jeffers, husband and wife, which appears of record in Instrument No. 20250811-0063383, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the full legal description of the property on said Instrument;

3. Whereas, by inadvertence, error and mistake, Affiant's legal description erroneously contained the following statement: "Previously described as: Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ivy's Re-Subdivision of Lot No. 4 and 85.6 feet of **Lot No. 2** on the Re-Subdivision of Lot No. 21 of the B.F. Cockrill Farm, not of record, to which plat reference is hereby made for a complete description thereof.

4. Now, therefore, Affiant hereby certifies and corrects that statement to read as follows: "Previously described as: Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ivy's Re-Subdivision of Lot No. 4 and 85.6 feet of **Lot No. 3** on the Re-Subdivision of Lot No. 21 of the B.F. Cockrill Farm, not of record, to which plat reference is hereby made for a complete description thereof.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on August 8, 2025 at Instrument No. 20250811-0063383, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

PRINT NAME Emily Manno

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Emily Manno,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of October, 2025.

NOTARY PUBLIC

My commission expires:

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2026

Certificate of Authenticity

I, Emily Manno, 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 **10/3/25**.

Date

Affiant Signature

10/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

