Karen Johnson Davidson County
Batch# 1336328 AFFIDAVIT
10/21/2025 11:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251021-0083766

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(reference to Warranty Deed of record in Instrument No. 20250319-0019666, RODC, TN)

Comes now, Robert L. Scruggs, Attorney at 2021 Richard Joens Road, Suite 220, Nashville, TN 37215 and states on oath:

1. That Robert L. Scruggs, Attorney office, prepared the Warranty Deed dated March 10, 2025 and recorded in Instrument No. 20250319-0019666, in the Register's Office of Davidson County, Tennessee, wherein Fair Offerz, LLC, a Missouri Limited Liability Company were the grantors and, James Malone, an unmarried man was the grantee.

2. That through inadvertence the signing date was incorrect, as recorded;

3. That the correct signing date is March 12, 2025,

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named **Robert L. Scruggs** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 21st day of October 2025.

Notary Public
My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith an that this electronic document is a true and exact copy of the original document executed and authenticated according to the law of this the 21st day of October, 2025.

Robert L Scruggs 10.21.2025

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 21st day of October, 2025

Notary's Signature

My Commission Expires: 7-2-29

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029