THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. AD-25-10263

Karen Johnson Davidson County
Batch# 1342193 AFFIDAVIT
11/05/2025 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251105-0088153

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

That Affiant, as an employee of Magnolia Title & Escrow, Inc., on July 25, 2025, prepared a certain Warranty Deed, which Warranty Deed was executed by Timothy Leete and Mollie Jean Todt and appears of record in Instrument Number 20250730-0060104, in the Register's Office for Davidson County, Tennessee; and prepared a certain Exhibit A to a Deed of Trust, said Deed of Trust having been executed by Melissa Hawkins and Brandon Hawkins which appears of record in Instrument Number 20250730-0060105, in the Register's Office for Davidson County, Tennessee.

Whereas, by inadvertence, error and mistake, Affiant's legal descriptions, one in the body of the Warranty Deed and the other attached as "Exhibit A" on the Deed of Trust, were both erroneously referenced the legal description as follows:

> Land in Davidson County, Tennessee, being Unite 323-R on Lot 323, a Special Use Parcel, on the Plan of Lenox Village, Phase Five, as shown on plat of record in Instrument No. 20050120-0007427, a revised and shown as Exhibit "B" of Instrument No. 20070103-0001283, and 20070103-0001284, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Now, therefore, Affiant hereby certifies that the correct legal description which should be included in the aforementioned Warranty Deed and aforementioned "Exhibit A" of the Deed of Trust, a copy of which is attached hereto as "Exhibit A," should be as follows:

> Land in Davidson County, Tennessee, being Unit 323-R Town Center Homes at Lenox Village Amend per AM 20070830-0104306, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed filed in Instrument Number 20250730-0060104, in the Register's Office of Davidson County, Tennessee and recited in the Deed of Trust and Exhibit A recorded in Instrument Number 20250730-0060105, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

ADDE DILWORTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office, this 5th day of November, 2025.

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Unit 323-R Town Center Homes at Lenox Village Amend per AM 20070830-0104306, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa Hawkins and Brandon Hawkins, wife and husband by Warranty Deed from Timothy Leete and Mollie Jean Todt, husband and wife, dated July 25, 2025 and filed for record on July 30, 2025 as Instrument #20250730-0060104, Register of Deeds Office for Davidson County, Tennessee.

Certificate of Authenticity

I Adde Dilworth, 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 **November 5, 2025**.

Date

Affiant Signature — **11/5/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **5th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)