Karen Johnson Davidson County
Batch# 1373196 AFFIDAVIT
01/23/2026 04:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260123-0006119

SCRIVENER'S AFFIDAVIT AND CERTIFICATE OF CORRECTION

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C.,
256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3533LA

From: Jim R, Vanderpool
To: Register's Office for Davidson County, Tennessee
Re: A Warranty Deed appearing in Instrument number: 20251229-0102518

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned Jim R, Vanderpool, declares that he/she is now and was the scrivener of the herein described Warranty Deed, in which said Warranty Deed ("Instrument") appears of record in: Instrument number: 20251229-0102518, Register's Office for Davidson County, Tennessee; and,

WHEREAS, through inadvertence, mistake, and scrivener's error, the Instrument contained the following error:

The grantees names was misspelled: Vanessa Dixon.

The correct spelling should be Venessa Dixon.

NOW, THEREFORE, in order to correct said Warranty Deed I, Jim R, Vanderpool, do hereby affirm, certify, and confirm that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument contained herein .

FURTHER AFFIANT SAYS NOT

WITNESS my hand on this Thursday, January 22, 2026.

Jim R, Vanderpool, Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Jim R, Vanderpool , the Scrivener(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 22nd day of January, 2026.

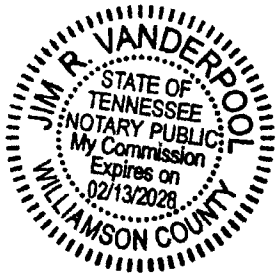
Notary Public Lisa Allard

My Commission Expires: 7/30/29

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 January 22, 2026

Lisa Allard January 22, 2026
Lisa Allard, Affiant



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 22, 2026.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary