Karen Johnson Davidson County
Batch# 1384846 AFFIDAVIT
02/24/2026 11:04:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260224-0014498

PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

Brandon Lippman, a resident of Sumner County, Tennessee, being of lawful age, hereinafter referred to as "Agent," being first duly sworn according to law, deposes and states as follows:

1. That Agent, as an employee at Magnolia Title & Escrow, Inc., hereinafter referred to as "Company", certifies that Company did on July 24, 2018, prepare a certain Warranty Deed, which Deed was executed by Dickey Ryman, and appears of record in Instrument No. 20180724-0072099, in the Register's Office for Davidson County, Tennessee.

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

3. Whereas, by inadvertence, error and mistake, Company failed to accurately reflect the entire full legal description.

4. Now, therefore, Agent hereby certifies and corrects the legal description as follows:

Land in Davidson County, Tennessee, being Lot No. 27, Section 1, Anderson Estates, not of record, described according to a survey made by Harrey Gee, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Myatt Drive, the common corner of Lots Nos. 27 and 28; thence with the line between said Lots, Westerly 136 feet to the corner of Lots Nos. 73 and 74; thence with the line between Lots Nos. 27 and 74, southerly 65 feet to the common corner of Lots 26 and 27; thence with the line between said lots easterly 136 feet to the easterly margin of Myatt Drive; thence with said margin of the same, northerly 65 feet to the beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, the following described real property; A tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

BEGINNING at a point in the present westerly right of way line of Myatt Drive at the Southeast corner of the Sorrells' Lands; thence Westerly along the Southerly line of the Sorrells' Lands, 10 feet to the new proposed Westerly right of way line of Myatt Drive; thence Northerly along the new proposed right of way line of Myatt Drive, 65.1 feet to a point in the northerly property line of the Sorrells' lands; thence easterly along the northerly property line of the Sorrells' lands; 10 feet to Sorrells' northeast corner; the same being in the present westerly right of way line of Myatt Drive; thence southerly along the present right of way line of Myatt Drive, 65.1 feet to the point of beginning, containing 650 square feet.

5. The Agent further affirms that all other terms, provisions, and warranties recited in the Deed recorded on July 24, 2018 in Instrument No. 20180724-0072099, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

BRANDON LIPPMAN

Sworn to and subscribed ~~before~~ me this the 23 day of February, 2026.

NOTARY PUBLIC

My Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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 **Brandon Lippman,** 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 23rd day of February, 2026.

NOTARY PUBLIC
My Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **February 23, 2026**.

Date

Affiant Signature

2-23-2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

