Karen Johnson Davidson County
Batch# 1384882 AFFIDAVIT
02/24/2026 11:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260224-0014535

This Instrument Prepared by:
Thomas I. Bottorff, Attorney
Watauga Title and Escrow,Co., LLC
230 Glenis Drive, Suite 304, Liberty Sq.
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SCRIVENER'S AFFIDAVIT

Comes now the Affiant, **Lisa D. Turner,** first being duly sworn according to law, and do hereby swear and make oath to the following:

1. My office prepared a certain Warranty Deed from Denise Hipps-Glenn, a widow, to Rubuguza Habarurema and Afia Nyiransabismana, husband and wife, of record in Instrument No. 202209200104560, Register's Office for Davidson County, Tennessee.

2. The said Warranty Deed contains a typographical error in the legal description, specifically referencing Lot 5 as the property conveyed therein when the correct lot number should be Lot 95.

3. This Affidavit is to correct the legal description and the lot number being conveyed in said deed to the following:

> A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Oakwood Subdivision, Phase Four, of record in Plat Book 7900, page 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

FURTHER AFFIANT SAITH NOT.

Lisa D. Turner

SWORN to and subscribed before me,
this the 24th day of February 2026.

NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 05-20-2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24 day of February, 2026.

NOTARY PUBLIC

My commission expires: 05-20-2029

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Electronic Document Certification

I, **Lisa D. Turner**, 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 24, 2026.

Lisa D. Turner

Lisa D. Turner

Date: 2-24-26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 24th day of February, 2026.

NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 05-20-2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 34th day of February, 2026.

NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 05-20-2029

File No. 22087134