Karen Johnson Davidson County
Batch# 1391601 AFFIDAVIT
03/11/2026 03:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260311-0019529

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

SCRIVENER'S AFFIDAVIT

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

1. That Affiant, as an employee of Magnolia Title & Escrow, LLC, on March 2, 2026, prepared a certain Warranty Deed, which Warranty Deed was executed by Phillips Builders, LLC, a Tennessee Limited Liability Company, and appears of record in Instrument No. 20260304-0017248, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the Grantee's name in said Warranty Deed;

3. Whereas, by inadvertence, error and mistake, Affiant indicated that the Grantee in said Warranty Deed is a Liza Ogwel, an unmarried woman.

4. Now, therefore, Affiant hereby certifies and corrects Grantee's name should be corrected and read as follows: **Liza A. Ogwel, an unmarries woman.**

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on March 4, 2026 in Instrument No. 20260304-0017248, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Krystal Schuster

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 **Krystal Schuster** 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 10th day of March, 2026.

NOTARY PUBLIC

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____

Certificate of Authenticity

I, Krystal Schuster, 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 **3/10/26**.

Date

Affiant Signature

3/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **March**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)