Karen Johnson
Batch # 1396141
03/23/2026 09:50:18 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20260323-0022737

Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

AFFIDAVIT OF JENNIFER ANDERSON, NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on March 17, 2026, Jennifer Anderson, Notary Public, was an employee of Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she notarized the Affiant section of a Warranty Deed transferring property located at 7936 Hwy 70S, Nashville, TN 37221 from Constance Parham, unmarried, as to an undivided 32% to William L. Edwards and Audrey Edwards, husband and wife.

WHEREAS, on March 17, 2026, Jennifer Anderson sent for recording said Warranty Deed but failed to include the notary stamp in the affiant section.

The Affiant section should read:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Subscribed and sworn to before me, this the 17th day of March, 2026

Notary Public

My Commission Expires: _____

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Office of Davidson County in Instrument No. 20260318-0021566, by scrivener's error, and Jennifer Anderson, Notary Public, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Jennifer Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Jennifer Anderson, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 20th day of March, 2026.

NOTARY PUBLIC

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires:_____