Karen Johnson Davidson County
Batch# 1412051 AFFIDAVIT
04/28/2026 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260428-0036845

PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. _____

SCRIVENER'S AFFIDAVIT

Alli Pinkston, an employee of Magnolia Title & Escrow, LLC and a resident of Davidson County, Tennessee, and 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, Inc., on April 6, 2026, notarized a certain Warranty Deed executed by Joshua Hunter, of record in Instrument No. 20260409-0028913, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to properly and completely have completed the notary block on said Warranty Deed prior to notarizing.

3. Whereas, by inadvertence, error and mistake, Affiant failed fully complete the notary block prior to signing and fully acknowledging the Warranty Deed.

4. Now, therefore, Affiant hereby certifies and corrects said Warranty Deed by replacing the notary block in said Warranty Deed with the notary block attached in the "Exhibit" attached hereto.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on April 9, 2026 in Instrument No. 20260409-0028913, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

_____
AFFIANT

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 **Alli Pinkston,** 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 28th day of April, 2026.

_____
NOTARY PUBLIC

My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

EXHIBIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Joshua Hunter with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of 1807 Lakehurst LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Authorized Agent.

Witness my hand and official seal at office, this 16 day of April, 2026.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Alli Pinkston, 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 **April 28, 2026**.

Date

Alli P

Affiant Signature

4/28/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County