THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave STE 105
Nashville, Tennessee 37203
File Number: 1-15556-CC

Karen Johnson Davidson County
Batch# 1415446 AFFIDAVIT
05/04/2026 03:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260504-0039860

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (27)

The undersigned, Chad Serrate, who is over eighteen (18) years of age and states that he is an Authorized Agent for Midtown Title, LLC, and he makes oath that the following statements are true to the best of his knowledge, information and belief:

That my office prepared the Warranty Deed for the conveyance of 124 Brighton Close, Nashville TN 37205 (the "Property") by and between Sandra Fulton, a widow (as "Grantor") and Pamela Balk and Lance Morrow, (as "Grantee"), filed of record on March 16, 2022, instrument number 20220316-0030615, for Davidson County, Tennessee.

WHEREAS, after recordation, it has come to my attention that the Warranty Deed contained an unintentional error in that the last name of Grantee, Lance Morrow, is incorrect; and

WHEREAS, the error of said spelling of Grantee's last name on said Warranty Deed was an unintentional error, and should instead read as **Lance Marrow**; and

WHEREAS, the purpose of this Affidavit is to permanently amend the said Warranty Deed by correcting the spelling of Grantee's last name, wherever incorrectly stated therein, to read as **Lance Marrow.**

NOW, THEREFORE, pursuant to T.C.A. § 66-24-101(a)(26), I, Chad Serrate, do hereby amend the Warranty Deed to correct the spelling of Grantee's last name wherever incorrectly stated therein, so that in all instances it shall read: **Lance Marrow**.

All other matters contained in the said Warranty Deed remain the same.

Further Affiant sayeth naught.

WITNESS MY HAND on this 4th day of May, 2026.

Midtown Title, LLC

By: _____
Chad Serrate, as Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Chad Serrate**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Agent of Midtown Title, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as its Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of May, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11-8-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-4-2026.

Affiant Signature — Date: 5-4-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-4-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY