Andrew M. Mitchell, Esq.
1231 N.W. Broad Street
Ste. 208
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1429796 AFFIDAVIT
06/09/2026 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051990

SCRIVENER'S AFFIDAVIT

Property Address of Owner: 623 Philwood Dr.
Tennessee 37124
Deed Reference: 20231002-0077394

I Andrew M. Mitchell an Attorney with offices at 1231 N.W. Broad Street, Suite 208, Murfreesboro Tennessee 37129, having personal knowledge of the facts herein stated, under oath depose and say as follows:

That the Quitclaim Deed, prepared by Andrew Mitchell from JEFFREY STOCKARD to RACHEL STOCKARD, conveying that parcel of real estate located at 623 Philwood Drive, Tennessee 37214 and more particularly described as follows:

Being Lot No. 800 on the Plan of Cloverhill Subdivision, Section 10 of record in Book 2331, Page 57, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Lakeland Drive at the common corner of Lots 808 and 813: thence with the line between said lots, northwardly 192.3 feet to a corner of lot 810; thence with the lines between Lots 808 and 810, westerly 140 feet to a point in the easterly margin of Philwood Drive; thence with the margin of the same, southerly 172.3 feet to a point at the beginning of a curve; thence around said curve, southeasterly 31.29 feet to a point in the northerly margin of Lakeland Drive; thence with the margin of the same eastwardly 120 feet to the point of beginning.

Being the same property conveyed to Jeffrey Stockard and Rachel Stockard as husband and wife by Dallas Joseph Conklin via Warranty Deed on November 26, 2014 of record in Instrument 20141202-0110456 in the Register's Office of Davidson County, Tennessee.

This is improved property otherwise known as 623 Philwood Drive Tennessee 37213.

Such deed was recorded Instrument Number 20231002-0077394 on October 02, 2023, at 3:24 P.M. in the Office of the Register of Deeds for Davidson County, Tennessee.

Due to inadvertence, error, and excusable neglect in the drafting of prior deeds, the language that reads:

"Being Lot No. **800** on the Plan of Cloverhill Subdivision"

Should be corrected to:

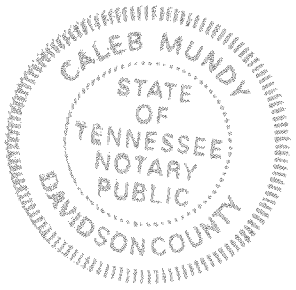
"Being Lot No. **808** on the Plan of Cloverhill Subdivision"

Executed this the 27 day of May, 2026.

ANDREW M. MITCHELL, AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27 day of May, 2026, before me personally appeared the within-named Andrew M. Mitchell to me known and known by me to be the party executing the foregoing instrument and acknowledged said instrument by him so executed to be his free act and deed.



Notary Public
Print Name: Caleb Mundy
My commission expires: 09/05/2028

Certificate of Authenticity

I, Christian Reynolds, 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 **June 9, 2026**.

Date

Affiant Signature

June 9, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9th** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)