This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1434908 AFFIDAVIT
06/16/2026 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260616-0054676

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 4th day of June, 2026, my office, under my direction, witnessed the execution of a Warranty Deed in which **Damien Goodwin and Dakota Goodwin and Devin Goodwin** conveyed a certain parcel of land in Davidson County, Tennessee to **Steven A. Goodwin**, which deed is of record in Instrument Number 20260609-0052072, Register's Office for said County.

3. Said Warranty Deed was cut off at the bottom of the first page when scanned and was recorded by inadvertence and mistake. To amend this, the attached entire first page of said Warranty Deed is following.

Further affiants say not.

Executed this 11 day of June, 2026 for the purposes herein stated.

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of June, 2026.

My Commission expires:
3-20-28

NOTARY PUBLIC

[SEAL]

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 5th day of June, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steven A. Goodwin PO BOX 1332 LaVergn, TN 37086	New Owner	149-00-0 180.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAMIEN GOODWIN AND DAKOTA GOODWIN AND DEVIN GOODWIN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVEN A. GOODWIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wildwood Acres, Section 1, as of record in Book 3500, page 147, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 140 feet on the westerly side of Bell Road, and extends back 353 feet on the northerly line and 359 feet on the southerly line to a dead line, measuring 124 feet thereon.

LESS AND EXCEPT the property conveyed to the State of Tennessee by deed dated 06/04/1996, from Valna Goodwin, a widow, of record in Book 10078, page 433, Register's Office, Davidson County, Tennessee.

SUBJECT TO easements, restrictions, and other terms contained in deed of record in Book 10078, page 433, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Damien Goodwin, Dakota Goodwin and Devin Goodwin, a one-half (1/2) undivided interest, and reserving a life estate unto Steven Goodwin, by deed dated 11/22/2024, from Anthony Goodwin, by the power and authority vested in him as Executor of the Estate of Estill Clark Goodwin, of record in Will Book 12, pages 822-826, Chancery Court, Probate Division, of Dekalb County, Tennessee, of record in Instrument No. 20241210-0095946, Register's Office for said County. The said property having never been Damien Goodwin, Dakota Goodwin, or Devin Goodwin's primary residence.

Also being the same property conveyed to Estil C. Goodwin and Steven A. Goodwin by deed dated 03/19/2015, from Estil C. Goodwin, Executor of the Estate of Valna Goodwin, of record in Instrument No. 20150402-0028579, Register's Office for said County.

The said Estill Clark Goodwin aka Estil C. Goodwin having since died November 16, 2022, and her Last Will and Testament being of record in Instrument No. 20241210-0095945, Register's Office for said County.

The said Steven Goodwin and Steven A. Goodwin being one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 571 Bell Road, Antioch, TN 37013.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/11/26 (date of document).

Affiant Signature

6/16/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY