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

Karen Johnson Davidson County
Batch# 1434909 AFFIDAVIT
06/16/2026 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260616-0054677

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 27th day of May, 2026, my office, under my direction, witnessed the execution of a Warranty Deed in which **Logan Langemeier and wife, Morgan Langemeir, formerly known as Morgan Bowen,** conveyed a certain parcel of land in Davidson County, Tennessee to **Kari Thompson, a single person,** which deed is of record in Instrument Number 20260609-0052124, 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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

[SEAL]

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. PA-26-2492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari Thompson	CMG Home Loans	
(NAME)	(NAME)	
2146 Bayport Avenue	3160 Crow Canyon Rd, Suite 400	044-09-0B-002.00-CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Logan Langemeier and wife, Morgan Langemeir, formerly known as Morgan Bowen**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kari Thompson, a single person**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Logan Langemeier and Morgan Bowen, by Warranty Deed from Ryan Huyler, an unmarried man of record in Instrument No. 20240313-0017523 Register's Office for Davidson County, Tennessee, dated March 13, 2024 and recorded on March 13, 2024.
Morgan Langemeir being one and same person as Morgan Bowen

This is property more commonly known as 2146 Bayport Avenue, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we

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

