Karen Johnson Davidson County
Batch# 1440483 AFFIDAVIT
06/30/2026 10:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260630-0058954

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This Instrument Prepared By:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Map/Parcel ID: 118-09-0-206

Comes now, Shannon Philbin, hereinafter referred to as Affiant, on this 29th day of June, 2026, and after first being duly sworn according to law, does depose and state as follows:

1. The Affiant is Senior Closing Coordinator of Lawyer's Escrow Service, Inc. In that capacity, Affiant prepared a Warranty Deed that was executed on April 15, 2026, now of record in Instrument No. 20260421-0032564, Register's Office for Davidson County, Tennessee, from Mitchell H. Scott and Jacqueline Belle Dixon, husband and wife, to Alexander Williams and Mitchell Williams, husband and wife, as Grantees.

2. The aforementioned Warranty Deed erroneously had the name of one of the Grantees name missing the middle initial and the incorrect name of the other Grantee. This error was inadvertent and unintentional and constituted a scrivener's error.

3. The Affiant makes this affidavit for the purpose of correcting the original Warranty Deed referenced above, to correctly state the Grantees as follows:

"Alexander R. Williams and Miranda P. Williams, husband and wife"

Affiant makes this Scrivener's Affidavit as the scrivener of the above-described Warranty Deed and for the express purpose of correcting the above-referenced error, and states the foregoing facts are true and correct to the best of her knowledge, information and belief.

Further the Affiant sayeth not.

AFFIANT:

Shannon Philbin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the above-named Shannon Philbin, Affiant, who is personally known to me or identified upon satisfactory evidence, and in my presence affixed her signature to the within instrument, and affirmed under oath that she did so as her free act and deed, for the purposes therein contained.

Witness my hand and official seal, this 29th day of June, 2026.

My Commission Expires: _____

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 9, 2028

Notary Public

Certificate of Authenticity

I, Anthony N. Greco, 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 the 29 day of June, 2026

6-29-2026

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29 day of June, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027