Karen Johnson Davidson County
Batch# 1445901 AFFIDAVIT
07/14/2026 11:34:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260714-0063446

THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. AR-26-2453

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Ashley Reynolds, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

That Affiant, as an employee of Magnolia Title & Escrow, Inc., on June 16, 2026, prepared a Warranty Deed and it recorded as instrument number 20260616-0054646 in the Register's office for Davidson County, Tennessee. The Warranty Deed was recorded in the name of Timothy Dibble, an unmarried person, but should have been recorded in the name of Timothy David Dibble, unmarried man.

The Affidavit is made of my personal Knowledge to correct the error described above.

ASHLEY REYNOLDS

Sworn to and subscribed before me this 13 day of July, 2026.

NOTARY PUBLIC

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

My commission expires: 11/14/29

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ashley Reynolds,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of July 2026.

NOTARY PUBLIC

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

My commission expires: 11/14/29

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 **July 13, 2026**.

Date

Affiant Signature

July 13, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **July**, 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)