Karen Johnson Davidson County
Batch# 1455849 AFFIDAVIT
08/05/2026 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072001

This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. MS2026-1011

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed dated July 30, 2026, of record in Instrument No. 20260804-0071523, Register's Office for Davidson County, Tennessee. Ginger Armstong, unmarried was the Grantor and Brittany Lipscomb, unmarried was the Grantee.

A. That through inadvertence the name of the Grantor read as follows:

Ginger Armstong, unmarried

B. That the full name of the Grantor should read as follows:

Ginger Armstrong, unmarried

2. That I or a member of my staff notarized a Warranty Deed dated July 30, 2026, of record in Instrument No. 20260804-0071523, Register's Office for Davidson County, Tennessee.

A. That through inadvertence the notary acknowledgment read as follows:

"Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ginger Armstong, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained."

B. That the correct notary acknowledgement should read as follows:

"Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ginger Armstrong, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained."

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

Dated this 4th day of August, 2026.

D. Dylan Potter, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2026.

Notary Public

My Commission Expires: NOTARY PUBLIC Pamela B. Matheney My Commission Expires August 30, 2028 STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of August, 2026.

Notary Public

My Commission Expires: NOTARY PUBLIC Pamela B. Matheney My Commission Expires August 30, 2028 STATE OF TENNESSEE

Certificate of Authenticity

I, Jill Simmons, 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 8/4/2020.

Date

Affiant Signature

8/4/20

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of August, 20 20.

Notary's Signature

My Commission Expires: 10/4/27

Date

Notary's Seal (if on **paper**)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON