Karen Johnson Davidson County
Batch# 659926 AFFIDAVIT
06/18/2021 02:43:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210618-0082800

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Megan Paulus**, hereinafter referred to as Affiant, on this the 16th day of June, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC.

2. That Affiant's company prepared a Quitclaim Deed dated January 15, 2021, and recorded on January 25, 2021 in **Instrument Number 20210125-0010556, in the Register's Office for Davidson County, Tennessee**, between **Russell G. Whitney and Kathleen F. Whitney, Co-Trustees of the Whitney Joint Revocable Trust UAD October 8, 2015, and as amended and restated November 19, 2020**, (as Grantors) and **Russell G. Whitney and Kathleen F. Whitney, husband and wife**, (as Grantees) in regards to the property located **5809 Deer Estates Drive, Nashville, TN 37221.**

3. That Affiant's company prepared the legal description attached to a certain Deed of Trust dated January 15, 2021, and recorded on January 25, 2021, in **Instrument Number 20210125-0010557, in the Register's Office for Davidson County, Tennessee**, among and **Russell G. Whitney and Kathleen F. Whitney, husband and wife**, (as Borrower), CapStar Bank (as Lender) and Rudy Title and Escrow, LLC, (as Trustee) in regards to the property located **2325 Rader Ridge Road, Antioch, Tennessee 37013.**

4. That Affiant's company prepared a Quitclaim Deed dated January 15, 2021, and recorded on January 25, 2021 in **Instrument Number 20210125-0010558, in the Register's Office for Davidson County, Tennessee**, between **Russell G. Whitney and Kathleen F. Whitney, husband and wife**, (as Grantors) and **Russell G. Whitney and Kathleen F. Whitney, Co-Trustees of the Whitney Joint Revocable Trust UAD October 8, 2015, and as amended and restated November 19, 2020**, (as Grantees) in regards to the property located **5809 Deer Estates Drive, Nashville, TN 37221.**

5. That the above-mentioned Quitclaim Deeds and Deed of Trust were recorded with clerical or typographical errors in their respective legal descriptions in that they incorrectly identified Section 4 instead of Section 5 and incorrectly identified the plat reference as Page 125 instead of Page 269.

6. That the legal description for each of the aforementioned instruments should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Traceside Section Five of record in Plat Book 9700, Page 269 (erroneously shown as Page 125 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

7. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Megan Paulus, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Megan Paulus**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021