This instrument prepared by:
L. Broner McCoy
102 North Main Street
Ashland City, TN 37015
File No. 21120047

Karen Johnson Davidson County
Batch# 838863 AFFIDAVIT
04/13/2022 09:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220413-0042629

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting a clerical mistake contained within a Warranty Deed from Cheryl Grace Colebrook Ott, married, to Grant LeMaster Ruhl and Katie Ann Bass, Husband and Wife, dated 02/14/2022 and recorded on 02/28/2022 in Instrument No. 20220228-0022592, Register's Office of Davidson County, Tennessee, as it pertains to the correct derivation listed in said instrument.

Comes now L. Broner McCoy, who, having first been duly sworn according to law, depose and say:

1. That I am a citizen of the State of Tennessee and an Attorney licensed in the State of Tennessee.

2. I prepared the Warranty Deed from Cheryl Grace Colebrook Ott, married, to Grant LeMaster Ruhl and Katie Ann Bass, Husband and Wife, dated 02/14/2022 and recorded on 02/28/2022 in Instrument No. 20220228-0022592, Register's Office of Davidson County, Tennessee.

3. There was a clerical mistake in the derivation identifying the chain of title. The derivation should have included the following:

   Further being the same property conveyed to Cheryl Grace Colebrook Ott by Quitclaim Deed from Cheryl Ott, Trustee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019, of record in Instrument No. 20220228-0022590, RODCT.

4. I give this affidavit for the purpose of correcting the clerical error as referenced above.

Further affiant says not.

L. Broner McCoy

Sworn to and subscribed before me this the 6th day of April, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **L. Broner McCoy**, 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 6th day of April, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4-6-2022 (date of document).

L. Broner McCoy
Date: 4-6-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 6th day of April, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY