This Instrument Prepared By and Return to:
Carney Title, LLC
400 Overbeck Lane, Ste. 101
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1117377 AFFIDAVIT
04/02/2024 02:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240402-0023073

**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 28th day of March, 2024, 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 Carney Title, LLC.

2. That Affiant assisted in the preparation of a certain Warranty Deed of record in **Instrument No. 20240304-0014695, in the Register's Office for Davidson County, Tennessee** between **Paul F. T. Edwards, Trustee of Megan King 2020 Trust dated November 10, 2020**, as Grantor, and **Abigal Bowen James, unmarried**, as Grantee.

3. Said Warranty Deed was recorded with an error in that the said Grantee's first name was misspelled.

4. That said Grantee should be listed as **Abigail Bowen James, unmarried**.

5. That Affiant makes this affidavit for the purpose of correcting the error as stated above by showing that it resulted from a scrivener's error and not the intentional act of the parties.

6. Further 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 aforesaid, 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 28th day of March, 2024.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

## True Copy Certification

I, **Kaz Arbogast,** 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 this the 28th day of March, 2024.

Affiant Signature
Date 3/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026