Karen Johnson Davidson County
Batch# 1143247 AFFIDAVIT
06/05/2024 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240605-0041880

This instrument prepared by:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

Re: Correction of **Warranty Deed** (the "Warranty Deed") from Chelsea Armistead, Co-Trustee of the Lyle Finley Revocable Trust u/a dated October 12, 1982, as amended and restated May 18, 2007, as further amended October 18, 2021 to John William McRoberts, a single man, and Joanna Gronemeier, a single woman, recorded as **Instrument No. 20240403-0023410**, Register's Office for Davidson County, Tennessee conveying property (the "Property") located at 810 Foster Hill, Nashville, TN 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, George E. Mudter, Jr., states that he is an attorney with Mudter, Patterson & Cox, PLLC ("MPC") and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. MPC prepared the above referenced Warranty Deed, and the undersigned notarized the signatures of the Grantors;

2. By inadvertence and mistake, the name of one of the Grantee therein was incorrectly shown as John William McRoberts, a single man, and Joanna Gronemeier, a single woman, when in fact the name should have read John William McRoberts, a single man, and Joanna Gronemeier, a single woman, Joint Tenants with the Rights of Survivorship; and

3. This affidavit is being made to correct the name of the Grantee in the above referenced Warranty Deed to John William McRoberts, a single man, and Joanna Gronemeier, a single woman, Joint Tenants with the Rights of Survivorship.

FURTHER AFFIANT SAYETH NOT.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 21st day of May, 2024.

Notary Public

My commission expires July 7, 2027

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 07, 2027

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 GEORGE E. MUDTER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2024.

Notary Public

My commission expires July 7, 2027

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 07, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/21/24 (date of document).

Affiant Signature

5/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

