This instrument prepared by:
Cohen & Cohen, Attorneys At Law
4908 Charlotte Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch # 1170470 AFFIDAVIT
08/16/2024 09:01:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240816-0062716

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting the date of the Trust stated in the Grantor name on the Quitclaim Deed conveying certain real property known as 219 Cana Circle, Nashville, TN 37205 from Betsy M. Stewart, Trustee of the Betsy M. Stewart Revocable Living Trust U/A/D May 4, 2023 to Betsy M. Stewart. Said Quitclaim Deed was executed on March 18, 2024 and recorded March 21, 2024 in Instrument No. 20240321-0019505, Register's Office for Davidson County, Tennessee.

Comes now Deborah J. Cohen who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee.

2. That on or about March 18, 2024, my office, under my direction, used the following granting clause inadvertently stating May 4, 2023 as the date of the Grantor Trust, rather than the correct date of May 3, 2023, in preparation of the quitclaim deed referenced above, to wit:

   Betsy M. Stewart, Trustee of the Betsy M. Stewart Revocable Living Trust U/A/D May 4, 2023

3. **Through inadvertence and mistake, the language/wording in the Document is incorrect.**

4. **The incorrect language described in paragraph number 2 is hereby deleted and replaced with the following correction:**

   Betsy M. Stewart, Trustee of the Betsy M. Stewart Revocable Living Trust U/A/D May 3, 2023

5. That the intent was to convey the real property owned by Betsy M. Stewart, Trustee of the Betsy M. Stewart Revocable Living Trust U/A/D May 3, 2023, as referenced in Instrument No. 20230505-0033556, Davidson County Register of Deeds, said error was inadvertent and merely a scrivener's error.

Further affiant says not.

DEBORAH J. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 13th day of August, 2024.

My commission expires:
March 3, 2026

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah J. Cohen, 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this13th day of August, 2024.

My Commission expires:
March 3, 2026

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON