Karen Johnson Davidson County
Batch# 1175233 AFFIDAVIT
08/29/2024 09:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240829-0066390

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206
(615) 383-2903

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **CANDIS THORNTON,** hereinafter referred to as Affiant, on this the 23rd day of August, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated August 22, 2024 and recorded August 23, 2024 in **Instrument No. 20240823-0064815,** in the Register's Office for Davidson County, Tennessee between **Larry Wacholtz, Trustee to The Wacholtz Family Trust, dated October 6th, 2024 (as Grantor)** and **Thomas Michael Bauer and Kathryn Schultz Bauer, co-Trustees of The Mike and Kathy Bauer Living Trust U/A dated July 18, 2024 (as Grantee)** in regards to the property located at 4120 Ridgefield Dr, Unit 401, Nashville, TN 37205.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical error in the spelling of the Grantor's name in the derivation clause.

3. That the Grantor's name, *Larry Wacholtz, Trustee to The Wacholtz Family Trust, dated October 6th, 2024* **should have read** *Larry Wacholtz, Trustee to The Wacholtz Family Trust, dated October 6th, 2023.*

4. 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.

Candis A Th
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CANDIS THORNTON**, 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 23rd Day of August, 2023.

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

I, CANDIS THORNTON, 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 08/23/2024 (date of document).

Affiant Signature

Date 08/23/2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY