Karen Johnson Davidson County
Batch# 1202826 AFFIDAVIT
11/07/2024 03:33:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241107-0087076

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now the affiant, Bryan Jepson, being duly sworn, deposes and says as follows:

1. Bryan Jepson is an attorney at Bass, Berry & Sims, PLC.

2. Bass, Berry & Sims, PLC prepared that certain Quitclaim Deed (the "Deed") dated January 10, 2024 and recorded as Instrument #20240111-0002451, Register's Office for Davidson County, Tennessee, that conveyed property from MAGNUS FLEMING and ASHLYE C. FLEMING aka ASHLYE FLEMING to MAGNUS FLEMING and ASHLYE C. FLEMING, CO-TRUSTEES OF THE FLEMING FAMILY COMMUNITY PROPERTY TRUST.

3. That, as a result of a scrivener's error, the name of Grantee was incorrectly shown as MAGNUS FLEMING and ASHLYE C. FLEMING, CO-TRUSTEES OF THE FLEMING FAMILY COMMUNITY PROPERTY TRUST.

4. That the correct name of Grantee is MAGNUS BJORN FLEMING and ASHLYE CHRISTINE FLEMING, CO-TRUSTEES OF THE ASHLYE CHRISTINE FLEMING AND MAGNUS BJORN FLEMING LIVING TRUST.

5. That this affidavit is made in accordance with T.C.A. § 66-24-101(a)(27) to correct the aforementioned error.

BRYAN JEPSON

Sworn to and subscribed before me this
30 day of October, 2024.

Notary Public

My Commission Expires:

45953045.1

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Lucretia Albert, 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 October 30, 2024.

Date

Lucretia Albert

Affiant Signature

10/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of October, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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