This Instrument Prepared By:
Music City Title, Inc.
4301 Hillsboro pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1213535 AFFIDAVIT
12/09/2024 03:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241209-0095525

SCRIVENER'S AFFIDAVIT

Affiant, Ashley Rudy, who is over the age of eighteen (18) years of and whose address is 4301 Hillsboro Pike, Suite 110, Nashville, TN 37215, states as follows:

1. On the 3rd day of December 2024, I prepared the Warranty Deed of record in Book Batch#1212068, Instrument No. 20241203-0093926, Register's Office for Davidson County, Tennessee, recorded on December 3rd, 2024.

2. The buyers vesting on the Warranty Deed contains a scrivener's error in that the vesting is wrong. This error was unintentional. The vesting should be:

The Warranty Deed to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Vesting for the new owner was listed as: Iplan Group Agent for Custodian FBO Benjamin A Toaff LLC, an Ohio Limited Liability Company and it should have been shown as Iplan Group Agent for Custodian FBO Benjamin A Toaff, LLC.

This Affidavit is made of my personal knowledge for the purpose of correcting the error described above.

Dated this 9 day of December, 2024.

Affiant, Ashley Rudy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9 day of December 2024, before me personally appeared Ashley Rudy, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 1-22-2025

Sondra Mounger
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Notary Public

Certificate of Authenticity

I, Sondra Mowgey, 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 12/9/2024.

Date

Affiant Signature

12/92024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of December, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY