Karen Johnson Davidson County
Batch# 1221015 AFFIDAVIT
12/27/2024 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241227-0100685

This Instrument was Prepared By:
Estate House Law, PLLC
1831 12th Ave S. #399
Nashville, TN 37203

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the missing notary stamps and incorrect notary date signature on the Quitclaim Deed recorded in Instrument 20240312-0016864, in the Register's Office for Davidson County, Tennessee.

Comes now Katherine C. Stauffer, who having first been duly sworn according to law, deposes and says:

1. I am an attorney licensed to practice in the State of Tennessee.

2. I am a notary licensed in the State of Tennessee.

3. On March 12, 2024, Estate House Law recorded a Quitclaim Deed in Instrument 20240312-0016864, in the Register's Office for Davidson County, Tennessee.

4. The notary stamps were inadvertently left off the instrument. I, Katherine C. Stauffer, acting as notary, witnessed Judith Kenigson sign the Quitclaim Deed on February 23, 2024. The second notary signature was signed and dated February 23, 2023. The correct signature date was February 23, 2024.

5. The intent of this affidavit is to replace page two to the Quitclaim Deed with the version attached hereto as Exhibit A.

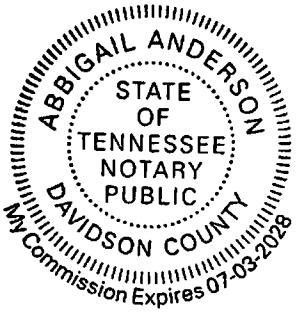
6. Further affiant saith not.

Katherine C. Stauffer, Attorney at Law

12/27/24

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 27th day of December, 2024.



Abbigail Anderson
Notary Public for the state of Tennessee
My Commission Expires: 07/03/2028

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, Katherine C. Stauffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and 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 this 27th day of December, 2024.

SEAL

Abbigail Anderson
Notary Public for the state of Tennessee
My Commission Expires: 07/03/2028



Exhibit A

Grantor's Signature

Judith Kengson
Grantor's Name

2021 Rosecliff Dr
Address

Nashville TN 37206
City, State & Zip

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith Kengson whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of February, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

KS

Subscribed and sworn to before me this 23rd day of February, 2024.

Notary Public
My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Tennessee Certification of Electronic Document

I, Katherine Stauffer 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 12/27/24 (date of document).

Affiant Signature

12/27/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/03/2028

NOTARY'S SEAL

