Instrument prepared by:

Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
Phone 615-790-3156
Fax 615-794-8017
MST File No.: 2024-1745

Karen Johnson Davidson County
Batch# 1223232 AFFIDAVIT
01/06/2025 09:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250106-0000849

SCRIVENERS AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Yvette Meldrum, who is well known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That Mid-State Title & Escrow, Inc. prepared the following legal document for recording in the public records:

Quitclaim Deed of record in Instrument No. 20241220-0099030, Register's office of Davidson County, Tennessee.

2. That the legal document is described as follows:

Quitclaim Deed conveying property from Jennifer Sellers, Executor and Sole Beneficiary to Jennifer Sellers

3. That the above-described document contains a scrivener's error in the 1st paragraph of Page 1. The scrivener's error is as follows:

GRANTOR listed as Jennifer Sellers, Executor and Sole Beneficiary of the Estate of Kevin Kephart, deceased

4. That the **correct** wording is in bold type as follows:

"the Estate of **Daniel** Kephart, deceased"

5. That she knows of her own personal knowledge that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Mid-State Title & Escrow, Inc.

By: _____
Yvette Meldrum

Its: Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the foregoing Affidavit on behalf of Mid-State Title & Escrow, Inc., and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 23rd day of December, 2025.

April D. Wideman
Notary Public (Affix Seal)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 03/07/2026

True Copy Certification

I, Yvette Meldrum, 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 December 23rd, 2024.

Affiant Signature Yvette Meldrum

December 23rd, 2024

State of Tennessee
County of Williamson

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

April D. Wideman
Notary's Signature

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 03/07/2026