Karen Johnson Davidson County
Batch# 1224102 AFFIDAVIT
01/07/2025 10:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250107-0001260

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Sydney Klett**, hereinafter referred to as Affiant, on this 11th day of December, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a **Quitclaim Deed** dated May 31st, 2024 and recorded June 3rd, 2024 in **Instrument number 20240603-0041287, Register's Office for Davidson County, Tennessee** by and between **Raja Properties, LLC, A Tennessee Limited Liability Company,** as grantor, and **Raja Properties, LLC, A Tennessee Limited Liability Company** as grantee.

3. Said **Quitclaim Deed** contained typographical errors in the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the legal description and plat reference that should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 7-A and 7-B on the Subdivision of Fortland Park of record in Plat Book 6250, Page 286, amending Book 5200, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Sydney Klett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jordan T. Myers, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2024.

Notary Public
My Commission Expires:

REGINA BLATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/06/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 20. 2024.

Affiant Signature

7th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028