THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067
File No.: 38703

Karen Johnson Davidson County
Batch# 1227947 AFFIDAVIT
01/17/2025 01:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250117-0004023

SCRIVENER'S AFFIDAVIT

Comes now Bryan D. Spicer, who is over eighteen (18) years of age and whose address is 342 Cool Springs Blvd., Ste. 202, Franklin, TN 37067 and would state as follows:

On the 2st day of September, 2024, I prepared the below described Quitclaim Deed, recorded in Instrument No. 20231004-0078209, in the Register's Office for Davidson County, Tennessee, executed by Jacqueline L. Chism-Dale, as Grantor to BLU Property Group, LLC, a Tennessee limited liability company, as Grantee.

The foregoing description contains a scrivener's error in the Derivation. This error was unintentional. The proper Derivation that appears in the instrument recorded in Instrument No. 20231004-0078209, in the Register's Office for Davidson County, Tennessee, should have included the following additional statement:

Grantor warrants that this property is not a primary residence, and said property has been used for investment purposes only and was never used as a marital residence.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 17th day of January, 2025.

Bryan D. Spicer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 17th day of January, 2025, before me, a Notary Public, duly commissioned and qualified, personally appeared **Bryan D. Spicer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. She also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

Notary Public

My Commission expires:

Tennessee Certification of Electronic Document

I, Steven Hiser, 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 January 17, 2025 (date of document).

Affiant Signature

1/17/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027