Karen Johnson Davidson County
Batch# 1230117 AFFIDAVIT
01/24/2025 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250124-0005793

This Instrument Prepared By: Carson A. Mourad, Collins Legal, PLC 4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209		
THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.		
OWNER: **MARY KATHLEEN ZEIGLER**	OWNER ADDRESS: **5405 KNOB ROAD NASHVILLE, TN 37209**	MAP-PARCEL NUMBER(S) 103-7-72

AFFIDAVIT OF SCRIVENER'S ERROR
Instrument No: 20250116-0003783

This document is intended to serve as the Notary's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Madelyn N. Reynolds, a Tennessee Notary, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS**, Property Title Services, LLC, prepared a Warranty Deed dated January 9, 2025, and recorded on January 16, 2025, of record as Instrument No. 20250116-0003783, in the Davidson County Register of Deeds Office (the "*Deed*");
2. **WHEREAS,** the Deed transferred the real property more commonly known as 5405 Knob Road, Nashville, Tennessee 37209 (the "*Property*") from Jarrod M. Imler and Amy S. Imler, Trustees of the Revocable Living Trust of Jarrod M. Imler and Amy S. Imler, dated February 2, 2022 (the "*Grantors*") to Mary Kathleen Zeigler (the "*Grantee*");
3. **WHEREAS**, by inadvertence and mistake, the Tennessee Certification of Electronic Documents filed with the Deed failed to include the date of notarization;
4. **THEREFORE**, in order to correct said error in the sections of the Tennessee Certification of Electronic Documents to the Deed, the Tennessee Certification of Electronic Documents should be replaced in its entirety with Exhibit A attached hereto.

Signed under the penalties of perjury this the 23rd day of January, 2025.

(*Signature Page to Follow*)

MADEYLN N. REYNOLDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Madelyn ~~N. Cline~~ MK Reynolds with who I am personally acquainted, and who upon oath acknowledged she is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this the 23rd day of January, 2025.

NOTARY PUBLIC

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Exhibit A

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 9th, 2025**

Affiant Signature

01/09/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **9th** day of **January**, 20**25**

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 23rd, 2025**

Affiant Signature

01/23/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **23rd** day of **January**, 20**25**.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY