This Instrument Prepared By and Please Return To:
Rudy Title & Escrow, LLC
2012 21st Ave S.
Nashville, TN, 37212

Karen Johnson Davidson County
Batch# 1235266 AFFIDAVIT
02/07/2025 10:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250207-0009494

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson,** hereinafter referred to as Affiant, on this the 7th day of February, 2025, 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 a Warranty Deed was executed on August 28th, 2020, with Mavis J. Richardson, as Grantor, and Wyatt E. Blacker and Mara M. Mohar, as Grantees, and recorded on September 1st, 2020, in **Instrument No. 20200901-0099387,** in the Register's Office for Davidson County, Tennessee for the property commonly known as **5184 Ryan Allen Circle, Whites Creek, TN, 37189,** conveying certain real property described therein.

2. That the above-mentioned Warranty Deed was recorded with two typographical errors in the legal description, with the legal description being correctly listed as follows:

   Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat of Cobblestone Creek, Phase Two, First Revision, of record in Instrument No. 20060612-0069609, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing correction for **5184 Ryan Allen Circle, Whites Creek, TN, 37189** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, 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 7th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

I, Adam H. Jefferson, 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 February 7, 2025 (date of document).

Affiant Signature

Date 2-7-2025

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:

