Karen Johnson Davidson County
Batch# 1235349 AFFIDAVIT
02/07/2025 02:29:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250207-0009604

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt. Juliet, TN 37122
24-15544

SCRIVENER'S AFFIDAVIT

I, Morgan O'Neill, for Birthright Title, LLC prepared the Warranty Deed by and between **Patricia Ann Vadnais, an unmarried woman,** (Grantor) and **William Benson Ellis and Wendy Cooper Porcelli, husband and wife, and Carmela Porcelli, a single person, as tenants in common with right of survivorship,** (Grantee) of record in **Instrument No. 20250203-0008059**, recorded February 3, 2025, Register's Office for **Davidson** County, Tennessee, and do hereby certify that the following correction(s) should be made to the above-referenced instrument:

Through inadvertence and mistake, Carnela Porcelli's (a Grantee) last name was misspelled as "Porcellio".

Said Grantee's name is hereby corrected throughout said instrument to read as follows:

Carmela Porcelli

NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Warranty Deed.

Witness my hand this 7th day of February, 2025.

Morgan O'Neill

SWORN AND SUBSCRIBED BEFORE ME THIS 7th DAY OF February 2025.

Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morgan O'Neill, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2025.

Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/7/25.

Date

Celia Stewart-Rouse

Affiant Signature

2/7/25

Date

State of Tennessee

County of Wilson

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

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY