This instrument prepared by:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1235832 AFFIDAVIT
02/10/2025 02:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250210-0009975

**SCRIVENER'S AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Barbara McGinty, of Music City Title & Escrow, Inc., hereinafter referred to as Affiant, on this 10th 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 her knowledge, information and belief:

1. That Music City Title & Escrow, Inc. prepared a Warranty Deed, dated July 12, 2024, by and between James A. Smedley and wife, Patricia A. Smedley, ("GRANTOR") and Ann Carol Baud, a single woman ("GRANTEES"), said Warranty Deed being recorded July 16, 2024, in Instrument No. 20240716-0053201, in the Register's Office for Davidson County, Tennessee.

2. That the above mentioned Warranty Deed was recorded with an error in the derivation clause as follows:

> BEING the same property conveyed to James A. Smedley and wife Patricia A. Smedley, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated December 29, 1999, and recorded January 3, 2000, in Instrument No. 20001030000166, Register's Office for **Scott** County, Tennessee.

3. Affiant makes this affidavit for the purpose of amending the Warranty Deed to the derivation clause as follows:

> BEING the same property conveyed to James A. Smedley and wife Patricia A. Smedley, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated December 29, 1999, and recorded January ~~3, 2000~~, in Instrument No. 20001030000166, Register's Office for **Davidson** County, Tennessee.

Affiant further said not.

AFFIANT

State of Tennessee
County of Davidson

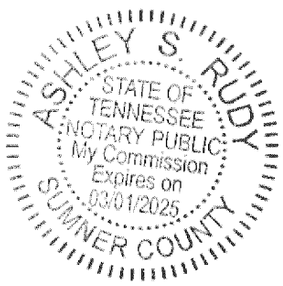
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Barbara McGinty, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within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

Witness my hand and official seal this 10th day of February, 2025.

Notary Public

My Commission Expires: 3/11/2025

Maximum Principal Indebtedness for Tennessee Tax recording purposes is $0.00



Certificate of Authenticity

I, Barbara McGinty, 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 2-10-2025.

Date

Affiant Signature

2-10-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of February, 2025.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY