This Instrument Prepared By and Please Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 1238894 AFFIDAVIT
02/20/2025 01:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250220-0012371

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 19th 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 Power of Attorney and a Warranty Deed were executed on November 4th, 2019 and November 8th, 2019, respectively, and recorded on November 20th, 2019 in **Instrument Nos. 20191120-0119777** and **20191120-0119778,** again respectively, in the **Register's Office for Davidson County, Tennessee** for the property commonly known as **6925 Sunnywood Drive, Nashville, TN 37211.**

2. That the above-mentioned Power of Attorney and Warranty Deed were recorded with a typographical error, in that each document should have had the following phrase included, before the signature line in the Power of Attorney and after the derivation clause in the Warranty Deed:

   Betsy Anne Reyes being one and the same as Betsy Reyes.

3. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing correction for **6925 Sunnywood Drive, Nashville, TN 37211** be deemed to have been included in the original Power of Attorney and 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 19th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
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 19, 2025 (date of document).

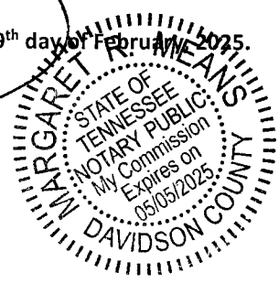
Affiant Signature

Date 2-19-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of February, 2025.



Notary's Signature

MY COMMISSION EXPIRES: