Karen Johnson Davidson County
Batch# 1240514 AFFIDAVIT
02/25/2025 12:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250225-0013868

This Instrument Prepared By and Return To:
Sutherland Law Office
879 GreenLea Bouldevard, Suite 102
Gallatin, TN 37066
Phone: (615)824-6059

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

Comes now, Devon J. Sutherland, hereinafter referred to as Affiant, on this the 21 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:

That Affiant prepared a Substitute Trustee's Deed recorded December 19, 2024 in **Instrument No. 20241219-0098694,** Register's Office for Davidson County, Tennessee. **Grantor was Devon J. Sutherland, Trusteee.**
Grantee was James Gillespie, IRA.
That the above-mentioned Substitute Trustee's Deed was recorded with clerical or typographical errors in the Grantee's name.

That the correct name of the Grantee is **Equity Trust Company, Custodian, FBO James Gillespie IRA**.

This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Devon J. Sutherland

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Devon J. Sutherland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 21st day of February, 2025.

Notary Public

My Commission Expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/21/25.

Date

Brenda Huntsman

Affiant Signature

2/24/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of February, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

