Karen Johnson Davidson County
Batch# 1242124 AFFIDAVIT
02/28/2025 10:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250228-0015009

This Instrument Prepared By and Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

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

SCRIVENER'S AFFIDAVIT

Comes now, **William E. Grones**, hereinafter referred to as Affiant, on this the 28 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. I am an employee of Rudy Title and Escrow, LLC which is a licensed title insurance agency doing business in the State of Tennessee. In the aforesaid capacity, one of my duties is to engage in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate.

2. That Warranty Deed of record in Instrument 20240625-0047458 in the Register's Office for Davidson County, Tennessee an error and/or omission in the legal description of the property.

3. That the legal description of the subject property incorrectly appeared as follows :

   Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 39 and 40, Brookside Court of record in Plat Book 5200, Page 254, 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. That the legal description of the subject property should correctly be reflected as follows :

   Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 39 and 40, Brookside Court of record in Plat Book 5200, Page 254, and Amendment to Plat on Book 5719, Page 515 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

AFFIANT

State of New York
County of Clinton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **William E. Grones**, 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 28 day of February 2025.

Notary Public

My Commission Expires: 10/25/2027

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

I, **Gabriel R. Lutz**, 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 **2/28/2025** (date of document).

Affiant Signature

Date **2/28/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **28** day of **February**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027