This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

SCRIVENER'S AFFIDAVIT

The undersigned representative certifies the following:

That by inadvertent mistake a clerical error was made in preparing the information regarding the names to whom to send the tax bills and in the description of property on page one (1) of the Quitclaim Deed and the name of the conveyor of the property also on page one (1) of the Quitclaim Deed from Theodore J. Lawson, Jr. (Grantor) to Theodore J. Lawson, Jr. and wife Helen Lawson (Grantees), signed November 21, 2024, recorded in Instrument No. 20250115-0003334, Register's Office for Davidson County, Tennessee, for improved property known as 1425 15th Avenue South, Nashville, TN 37212, said information in the names to whom to send the tax bills and the name of the conveyor in the property description of the Quitclaim Deed are therein **incorrectly** described as follows:

Send Tax Bills: Thedore J. Lawson, Jr. and Helen Lawson

And

Being part of the property conveyed to Thomas J. Lawson, Jr. by Affidavit of Heirship based on the death of his mother Naomi B. Lawson and the subsequent death of his father Theodore J. Lawson of record Document No. 20241017-0080784 in said Register's Office.

The undersigned representative further certifies that the **correct** name for sending the tax bills is as follows:

Send Tax Bills: Theodore J. Lawson, Jr. and Helen Lawson

The undersigned representative further certifies that the **correct** name for the conveyor of the property is as follows:

Being part of the property conveyed to Theodore J. Lawson, Jr. by Affidavit of Heirship based on the death of his mother Naomi B. Lawson and the subsequent death of his father Theodore J. Lawson of record Document No. 20241017-0080784 in said Register's Office.

IN WITNESS WHEREOF I have set my hand this 7th of March, 2025.

Sheryl Guinn

Karen Johnson Davidson County
Batch # 1245558 AFFIDAVIT
03/10/2025 03:29:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250310-0018026

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me DeShon Moore, a Notary Public of said county and state, the within named **Sheryl Guinn, Trustee** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence and who acknowledged that she executed the Scrivener's Affidavit for the purposes therein contained.

Date: 3/7/25

Notary Public

My Commission Expires: 11/3/25

