This Instrument Prepared By:
Music City Title, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215
File #2024-HR-822

Karen Johnson Davidson County
Batch# 1252405 AFFIDAVIT
03/26/2025 03:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250326-0022809

SCRIVENER'S AFFIDAVIT

Affiant, Ashley Rudy, who is over the age of eighteen (18) years of and whose address is 4301 Hillsboro Pike, Suite 110, Nashville, TN 37215, states as follows:

1. I prepared the Warranty Deed of record at Instrument No. 20240612-0043850, Register's Office for Davidson County, Tennessee, recorded on June 12, 2024.

2. The Warranty Deed contains a scrivener's error in that the vesting clause contains a typographical error. This error was unintentional.

3. The vesting clause should be stated as follows: Kaila Zarrelli, unmarried and Russell Pentecost, unmarried, as joint tenants with right of survivorship.

This Affidavit is made of my personal knowledge for the purpose of correcting the error described above.

Dated March 26, 2025.

Affiant, Ashley Rudy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of March, 2025, before me personally appeared Ashley Rudy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Certificate of Authenticity

I, Sondra Mounger, 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 march 26, 2025.

Date

Affiant Signature

march 26, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of march, 2025.

Notary's Signature

My Commission Expires: 9-7-2026
Date

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)