Karen Johnson Davidson County
Batch# 1264360 AFFIDAVIT
04/24/2025 08:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250424-0031438

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

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

# SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Stephanie Woodall, hereinafter referred to as Affiant, on this the 23rd day of April, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed recorded February 10, 2025 in **Instrument No. 20250210-0009889** in the Register's Office for Davidson County, Tennessee between **Chalotte Row Rentals, LLC d/b/a Charlotte Row Townhomes, LLC, a Tennessee Limited Liability Company** and **Tanner Eaten** in regards to the property located 7341 Charlotte Pike Unit 121, Nashville, Tennessee 37209.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the Grantee(s) name.

3. That the correct Grantee(s) name is Tanner Eaton.

4. 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.

Stephanie Woodall
Stephanie Woodall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Stephanie Woodall**, 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 23rd day of April, 2025.

Notary Public

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 6-8-27

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 04/23/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 04/23/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of April, 2025.

Melissa Jansen
Notary's Signature

My Commission Expires: 