Karen Johnson Davidson County
Batch# 1267484 AFFIDAVIT
05/01/2025 03:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250501-0033890

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Brian D. Mitchell,** hereinafter referred to as Affiant, on this the 1st day of May 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. That Affiant is an employee of Rudy Title & Escrow, LLC.
2. That Affiant notarized a Consideration Clause of a Warranty Deed dated March 31, 2025, and recorded April 3, 2025 in **Instrument Number 20250403-0025497 in the Register's Office for Davidson County, Tennessee** between **Anne L. Hansen, a single woman(grantor),** and **Mary Bullock and Stephen Bullock, wife and husband(Grantee)** in regards to the property described as follows:

Land in Davidson County, Tennessee, being Unit No. 73 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements established by Declarations, Covenants, Conditions and Restrictions of record in Instrument No.20021104-0134724, amended in Instrument No. 20030610-0080281, and Instrument No, 20050520-0056888, Register's Office for Davidson County, Tennessee.

3. That the above-mentioned Warranty Deed was recorded with an error in the Notary Commission expiration date.

4. That the correct Notary Commission expiration date should read **03/09/2027**.

5. 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.

Brian D. Mitchell

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Brian D. Mitchell**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2025.

S. Chapel Drummond

NOTARY PUBLIC
My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 May 1, 2025(date of document).

Brian Mitchell

Affiant Signature

Date May 1, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

