Karen Johnson Davidson County
Batch# 1275239 AFFIDAVIT
05/20/2025 07:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250520-0039448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20250515-0038208, DCROD)

Comes now D. Shayne Adair, with offices located at 807 Bradford Ave., Nashville, Tennessee, and states on oath:

1. That D. Shayne Adair, prepared a certain Quitclaim Deed dated May 15, 2025, wherein Jeffrey Cross, unmarried and Anthony Cross, now married, conveyed **certain real property located at 4864 McCool Road, Nashville, Davidson County, Tennessee and 4870 McCool Road, Nashville, Davidson County, Tennessee to themselves for the purpose of combining these two lots into a single lot;**
2. That said Quitclaim Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20250515-0038208, on May 15, 2025;
3. That the Address of the New Owner identification for the subject property included a typographical error, by virtue of a scrivener's error;
4. That the correct New Owner and Address is:

Jeffrey Cross, and Anthony Cross
745 Tahlena Ave.
Madison, TN 37115

That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

D. Shayne Adair

Subscribed and sworn to before me the undersigned on this 19th day of May, 2025.

Notary Public

My commission expires: 6/18/25

LORI KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES JUNE 18, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 19th day of May, 2025.

Notary Public

My commission expires: 6/18/25

LORI KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES JUNE 18, 2025

This instrument prepared by:
D. Shayne Adair
807 Bradford, Ave.
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/19/25.

Affiant Signature

5/19/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/26

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY