Karen Johnson Davidson County
Batch# 1276374 AFFIDAVIT
05/22/2025 12:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250522-0040429

Prepared by Daniel L. Wischhof, Attorney, 124 Long Hollow Pike, Goodlettsville, Tennessee 37072

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned Daniel L. Wischhof, being duly sworn, state upon oath the following:

I am a licensed Tennessee attorney, the principal of Residential & Commercial Title of Tennessee, LLC, a licensed title insurance agency, and a notary public. In that capacity, I prepared three documents concerning the same parcel of land, which although signed on separate dates were prepared simultaneously for the same transaction and registered sequentially, being:

Quitclaim Deed from Heather Tapscott Townshend to John Martin Yount, 20210713-0094211

Quitclaim Deed from Andrew Dickerson to John Martin Yount, 20210713-0094212

Warranty Deed from John Martin Yount to Michael Rawls, 20210713-0094213

These simultaneously-prepared instruments all repeat the same typographical error in the third call of the metes and bounds description. They erroneously state that a line runs

"thence south 67° 30' ***east*** 175 feet to a point in the center of the Coopertown Road"

The correct call, per the deriving deed which is Instrument 20160216-0014593, is

"thence south 67° 30' ***west*** 175 feet to a point in the center of the Coopertown Road"

This was a typographical error by my office and reflects no action or intent of the grantors.

Further affiant says not.

Daniel L. Wischhof

Sworn to and subscribed before me on May 22, 2025.

05-08-2028
Commission Expires

Notary Public

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned Notary Public, the within named Daniel L. Wischhof, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and executed the within instrument for the purposes therein contained on May 22, 2025.

05-08-2028
Commission Expires

Notary Public

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 22nd day of MAY, 2025.

Date: 5-22-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 22nd day of MAY, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY