Karen Johnson Davidson County
Batch# 1281567 AFFIDAVIT
06/05/2025 08:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250605-0044094

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 Mitchell,** hereinafter referred to as Affiant, on this the 4th day of June, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.
2. That Affiant prepared a Warranty Deed dated March 28, 2025 and recorded April 3, 2025 in **Instrument Number 20250403-0025499 in the Register's Office for Davidson County, Tennessee** between **Stonegate Acquisitions, LLC, a Tennessee limited liability company (grantor),** and **Vanguard Investments, LLC, (Grantee)** in regards to the property described as follows:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 1905 and 1907 on the Plan of Nineteen-Five Westchester Drive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240730-0057755, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

3. That the above-mentioned Warranty Deed was recorded with an error of Grantee's name(s).

4. That the Grantee should have read **Vanguard Development, LLC, a Tennessee limited liability company.**

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 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 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 4th day of June, 2025.

S. Chapel Drummond
NOTARY PUBLIC

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

My Commission Expires: 11-3-25

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 June 4, 2025 (date of document).

Affiant Signature

Date June 4, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

