Karen Johnson
Batch # 1282040
06/06/2025 11 57.06 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVIT
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20250606-0044712

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record at Instrument No. 20250520-0039581, Register's Office for Davidson County, Tennessee.)

I, Luke Kellum, Authorized Agent for Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief.

1 That Bankers Title & Escrow Corporation prepared a Warranty Deed executed by David Coppeans and Ruther Coppeans, husband and wife, to The 3623 Trimbel Road Trust, dated April 28, 2025, on May 19, 2025, of record at Instrument No. 20250520-0039581, Register's Office for Davidson County, Tennessee.

That the Grantee listed on said Warranty Deed was incorrectly listed as: The 3623 Trimbel Road Trust, dated April 28, 2025.

2. That the Grantee listed on said Warranty Deed should be.

The 3623 Trimble Road Trust, dated April 28, 2025

All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not

BY: Luke Kellum, Authorized Agent
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Kellum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent for Bankers Title & Escrow Corporation, and that as such he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 5th day of June, 2025

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/19/2028