Karen Johnson
Batch # 1283600
06/09/2025 03:35:41 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20250609-0045314

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan**, 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 for Rudy Title and Escrow, LLC.

2. Rudy Title and Escrow, LLC prepared a Warranty Deed of record in **Instrument 20250507-0035889, Register's Office for Davidson County, Tennessee**, by and between **Katherine Lawrence and Will Woodson Duke,** (Grantor) and **Katherine Rachel Mills,** (Grantee).

3. That the legal description in said Warranty Deed contained typographical errors in the legal description, in that the Instrument Number referencing the Master Deed and Bylaws therein was incorrect.

4. That the correct legal description including the correct Instrument Number should read as follows:

Land in Davidson County, Tennessee, being Unit No. 9, on the plan of Hamilton and Martin Condominiums, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Master Deed and Bylaws of record in Instrument 20190103-0000543, amended in Instrument 20201027-0124248 and Instrument 20210112-0005422, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

5. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 4th day of June, 2025.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: