Karen Johnson
Batch # 1285189
06/17/2025 10 38 50 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVIT
1 pg

20250617-0047435

This Instrument Prepared By and Return to:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
FILE LB-QCD-25-1208

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Logan Bell, hereinafter referred to as Affiant, on this 13th day of June, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief·

1. Affiant prepared and recorded a Quitclaim Deed (the "Deed") dated May 5th, 2025 and recorded May 8th, 2025 in **Instrument No. 20250508-0036057,** Register's Office for Davidson County, between Michael Recardo Martin, an unmarried man, (the "Grantor") and Michael Recardo Martin, an unmarried man, (the "Grantee")

2 The said Deed contained a clerical error, by inadvertently referring to a prior vested owner as Phillip N. Martin Jr., within the derivation clause

3 The said Phillip Martin Jr. was not vested as Phillip N. Martin Jr. in the prior instruments of record and does go by the name Phillip N. Martin Jr.,

4 The correct derivation clause for the Deed should read as follows

> Being the same property conveyed to Phillip Martin, Jr , an unmarried man, and Michael Recardo Martin, an unmarried man, as Joint Tenancy with Rights of Survivorship, by quitclaim deed from Phillip Martin, Jr , an unmarried man, of record in Instrument No. 20210210-0019226, Register's office for Davidson County, Tennessee.
>
> See also Quitclaim Deed executed by Phillip Martin, Jr conveying real property to Phillip Martin, Jr , an unmarried man, and Michael Recardo Martin, an unmarried man, as Joint Tenancy with Rights of Survivorship, of record in Instrument No. 20200316-0028736, Register's office for Davidson County, Tennessee
>
> The said Phillip Martin, Jr having since died on February 2nd, 2025, leaving Michael Recardo Martin, as the surviving tenant.
>
> Being the same property conveyed to Phillip Martin, Jr , by Affidavit of Heirship of record in Book 6331, page 628, Register's Office for Davidson County, Tennessee.

5 That Affiant makes this Affidavit 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, Affiant says not

Logan Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Logan Bell personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the 13th day of June, 2025.

Notary Public
My Commission Expires. 11-4-28

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-04-2028