This Instrument Prepared By and
Please Return To:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1294358 AFFIDAVIT
07/07/2025 01:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250707-0053248

AFFIDAVIT OF SCRIVENER'S ERROR

Comes now Emily Matheney, Affiant, who, having first been duly sworn according to law, deposes and says:

1. That I am an employee of Memento Law, PLLC, a Tennessee professional limited liability company;

2. That on or about **April 21, 2025**, Memento Law, PLLC prepared a Quitclaim Deed in which **David Mathias Baldwin and spouse, Melissa Kay Moss**, Grantor, conveyed a certain tract of land in Davidson County, Tennessee to **BEEPOPS Living Trust dated April 21, 2025**, Grantee, which deed is of record in **Instrument Number 20250424-0031534**, Register's Office for Davidson County, Tennessee; and

3. That the Instrument Number listed in the derivation clause in said Quitclaim Deed is incorrect, and the derivation clause should read as follows:

   BEING the same property conveyed to David Mathias Baldwin and spouse, Melissa Kay Moss, by Quitclaim Deed from David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021 of record at Instrument No. 20250423-0030955, in the Register's Office for Wilson County, Tennessee, dated April 21, 2025.

Further Affiant says not.

Emily Matheney

Sworn before me this 7th day of July, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of July, 2025, before me personally appeared Emily Matheney to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 7th day of July, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Certificate of Authenticity

I, Emily Matheney, 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 July 7, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 7th day of July, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 5, 2028