Karen Johnson Davidson County
Batch# 1295490 AFFIDAVIT
07/09/2025 01:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250709-0054060

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
File #: 8-6114-AJ

AFFIDAVIT OF SCRIVENER'S ERROR

EXECUTED PURSUANT TO T.C.A. 66-24-101(a)(27)

The undersigned Amy Gentry, who is over eighteen (18) years of age states that she makes oath that the following statements are true to the best of her knowledge, information, and belief:

Mid-Star Title, LLC prepared the Warranty Deed conveying certain real property from Nancy J. Wilkerson, widow, to Peggy J. Cooning, a married person, dated June 11th, 2025, and recorded on June 13th, 2025, in Instrument No. 20250613-0046071, Register's Office of Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the marital status of Nancy J. Wilkerson was erroneously referred to as "a widow," when the marital status is known as "an unremarried widow."

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(27), I, Amy Gentry, in order to correct the erroneous address, do hereby amend such as:

Nancy J Wilkerson, an unremarried widow.

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

Further Affiant sayeth naught.

WITNESS MY HAND on this 9th day of July, 2025

Amy Gentry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amy Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in office at Murfreesboro, Tennessee, this the 9th day of July, 2025.

[seal]

Notary Public
My Commission Expires: _____

MARY JANE BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/28/2026
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Amy K Gentry, do hereby make oath that I am 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 7/9/25 (date of document).

Affiant Signature

7/9/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of July, 2025.

Eileen Smith
Notary's Signature

MY COMMISSION EXPIRES: 8/24/26

NOTARY'S SEAL

